

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

Name	Comment
P. Lawson	Wanted an exception to the vegetation protections for single family residences.
P. Westrop	Does not like the design standards for industrial property, and not happy with design standards for commercial property either. Will discuss CSD with other property owners and would like to comment on day of hearing.
M. Fahnestock	<p>I would like to propose a change to the setback that requires livestock structures from human habited structures be 50' to no more then 35' or preferably less.</p> <p>Many properties in Acton have slopes and are in hillsides, the increasing regulation and lack of flat properties make it difficult to be able to enjoy our properties and still honor the amount of regulation that exists. One of the difficulties is maintaining the required large areas of "open space" which limits the use we can get from our properties. Having horses and other livestock require us to put up structures to protect them from the mountain lions, coyotes, etc, as well as protect their feed and supply from the elements.</p> <p>Having this setback of 50' from our homes for livestock structures is very difficult to honor and still honor all the other setback and open space requirements that exist on our hillside properties. Maintaining this 50' setback creates more work in grading additional pads and earth disturbance is necessary when it would be less intrusive on the land to make use of our existing house pad areas and be similar to other cities that enable their livestock pets to be directly outside their back doors in the back yard, such as in the Burbank and Sylmar areas.</p> <p>Thanks for your consideration in reducing this setback requirement.</p>
J. Kestler	<p>We live in the last rural community in Los Angeles County with wide open spaces to hike, ride mountain bikes and ride horse on the vast amount of trails. We have a rich heritage having been founded in 1877. It was a boom town because of mining and the railroad and had more students in the Acton School then the entire San Fernando Valley. But with mines drying up and new railroad routes, we have been frozen in time ever since.</p> <p>Our limiting factor to growth is WATER. There pretty much is none and any new development will require huge investment forcing us to become urban to support it.</p> <p>Please allow our Acton Town Council to negotiate the Community Standards to represent our residents. I moved to Acton 22 years ago and quickly fell in love with the lifestyle and friendly people. I had never ridden a horse, but now I do with large groups every weekend.</p> <p>We NEED our trail protected. We need planned and LIMITED development. We do not need trash filled properties and trailer filled properties that cause nightly arrests by the Sheriff.</p> <p>We have a rich western heritage and LA County should promote it as the last place where you can live this lifestyle and still work in the city.</p> <p>Thank You</p>

## Acton CSD Public Comments

T. Westrup	<p>Let people put their shipping containers where they want. It is absolutely beyond ridiculous, that the CSD is dictating where individuals can put their own personal property on their property. There is no legitimate reason, aside from a clear over reach of jurisdiction, that an individual shouldn't be able to put their containers side by side.</p> <p>In terms of design: Why does a container have to be one uniform color? Another pointless standard that will just cause people to have to spend more money to stay up to code.</p> <p>"Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street."</p> <p>- Why is the CSD trying so hard to make it so businesses can't properly operate?</p>
Evalyn	Want more housing development. It's a nice place to live and commute into the city for work.



Mr. Richard Marshalian  
Senior Planner  
Los Angeles County Department of Regional Planning  
320 West Temple Street, 13th Floor  
Los Angeles, California, 90012  
Electronic transmission of nine (9) pages to:  
[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)

November 6, 2020

**Subject:** Comments from the Acton Town Council on the Department of Regional Planning's Draft Acton Community Standards District Zoning Revision.

**Reference:** Draft Acton CSD Revisions posted here:  
<http://planning.lacounty.gov/site/avcsd/wp-content/uploads/2020/10/Acton-Community-Standards-District-Ordinance-Public-Review-Draft.pdf>

Dear Mr. Marshalian;

Thank you for hosting the Acton Community Meeting on October 27, 2020 and for this opportunity to provide comments on the Draft Acton Community Standards ("CSD") document. As you know, the Acton Town Council ("ATC") conducted extensive community outreach on the proposed Acton CSD revisions in 2018 that culminated in the Acton CSD "Concept Draft" that the Department of Regional Planning ("DRP") released in the Fall of 2018 and regarding which the ATC provided extensive comments on October 18, 2018. The ATC conducted further outreach to the Community during the Spring and Summer of 2019 and we shared with DRP the outcome of these outreach activities in the Fall of 2019. The draft Acton CSD Ordinance was released just less than a month ago, and though the Community has not had much time to review it, the ATC does note that some of our recommendations made over the last 2 years have been incorporated, but many other recommendations are not addressed. Though we are still reviewing the draft CSD, we are also cognizant that the CSD Ordinance is slated for adoption by the Planning Commission on December 9, so we must get some written comments to DRP quickly. Accordingly, please accept the comments set forth below as an initial "installment"; additional commentary will be submitted in the next few weeks which will reflect comments received by the ATC from the community as well as our own deeper consideration of the draft CSD and all its many implications. For simplicity, our comments are arranged by topic, and begin with some general observations.

## **General Comments**

The ATC understands that the Department of Regional Planning's goal is to streamline CSDs within the Antelope Valley ("AV") such that they contain similar language, have parallel structures, and, to the greatest extent possible, defer to generally applicable Title 22 zoning provisions and already-adopted guidelines from the Department of Public Works and the Department of Parks and Recreation. We understand that this is the reason why all our recommendations for home-based businesses have been sidestepped and replaced with the generic home-based business requirements embodied in Section 22.140.290 of the County code. It is also why language discouraging concrete flood hazard facilities has been removed and why language pertaining to trails has been substantially altered and why other changes have been made in the draft Acton CSD. However, deferring to generalized Title 22 provisions and adopted DPW and DPR policies (which more often than not address the urban environment and therefore reflect a clearly urban perspective) does not always work in Acton's rural environment. Furthermore, if future development decisions in Acton are made based on existing DPR and DPW guidelines, then it is a certainty that future development in Acton will violate adopted general plan goals and policies (as explained below). Accordingly, we have applied both our "rural lens" and our "General Plan policy lens" to the draft Acton CSD, and offer our comments below and in no particular order.

## **Development in Industrial Zones.**

The Draft CSD requires all landscaping on industrially zoned parcels to comply with 22.24.040.D (minimum of 10% of lot landscaped with drought tolerant plants) and 22.24.040.G (screen trash containers, dumpsters, and "mechanical equipment"). If this requirement is adopted, then all the unsightly industrial storage and industrial facilities in Acton will no longer be required to comply with current protective regulations that impose visual screening and walls to protect the viewsheds of immediately adjacent residential uses. The ATC has long questioned the decisions made by County planners which resulted in an extensive and narrow swath of industrially zoned parcels right next to existing residential uses without any buffers or compatibility protections. And, we struggled for years to get the County to bring these storage yards into compliance with the landscaping and screening requirements imposed by 22.140.430, and we are now finally having some success in this area. These successes will be completely undone if the CSD is adopted as written because the Draft CSD removes the screening and viewshed protection requirements imposed on industrial storage facilities by 22.140.430 and replaces them with a blanket requirement that all industrially zoned property in Acton comply with 22.24.040.D and 22.24.040.G. The ATC objects to these changes.

Additionally, the Antelope Valley Area Plan requires that all new industrial development in Acton include "Old Western design elements with earth tone colors at a pedestrian-oriented scale" [AV Area Plan p. COMM-5]. However, the Draft Acton CSD does not impose "Western frontier village, circa 1890s style" design standards on industrially zoned properties under 22.302.070C in a manner similar to that already imposed on commercially zone properties under 22.303.070B; instead it merely revises the Acton



Architectural Guidelines to include industrial developments. This will not work because the Guidelines are not expressly binding in the manner that the CSD is. Therefore, the CSD must be revised to expand 22.302.070C to include height and design standards identical to those required for commercial zones in 22.303.070B to ensure conformance with the adopted AV Area Plan.

### **Prohibition on Oleander Plantings**

The ATC appreciates the CSD revisions that prohibit the use of Oleander shrubs in landscaping that is located adjacent to a trail or right of way, however Oleander poses a threat to horses and other domesticated animals everywhere in Acton. As we have previously pointed out, horses in Acton have died from oleander poisoning by drinking water that runs off an adjacent property which has oleander plantings. That is why we have asked that Oleanders be prohibited throughout Acton as landscape material or for any other purpose.

### **Home Based Businesses**

The ATC appreciates that the Draft CSD clarifies that home-based occupations in Acton may be housed in a permitted accessory structure, however we note that the rest of the changes that we requested to encourage home-based businesses have been sidelined and, in their place,, home-based businesses in Acton will be required to comply with existing Title 22 requirements set forth in 22.140.290. Unfortunately, this will not work for Acton:

- Section 22.140.290 prohibits animal training; this may be appropriate for urban areas, but animal training is a common use in the rural agricultural zones of Acton.
- Section 22.140.290 prohibits "mechanical equipment" other than "light business machines" such as computers, scanners, printers, and copying machines; this may be appropriate for urban areas, but in rural areas, farriers, blacksmiths, and other metalworking operations provide essential equestrian services and other uses.
- Section 22.140.290 prohibits gunsmithing. There is no reason to disallow home-based gunsmithing services in Acton; these are "boutique" operations that offer gun-based services which do not involve heavy industrial manufacturing processes. For that matter, home-based firearm manufacturing should also be considered because they involve only small parts fabrication and assembly (since "heavier" processes such as plating and metal finishing are outsourced).
- Section 22.140.290 prohibits all stock, inventory, goods, and materials on the property other than "incidental storage kept entirely within the dwelling unit"; this provision is unworkable in rural areas because people should not be forced to store feed, grain, and other supplies needed for their home-based business within their dwelling unit.

- Section 22.140.290 prohibits uses which entail the harboring, training, care, breeding, raising, or grooming of dogs, cats, birds, or other domestic animals on the property; except those which are permitted by this Section (other than those owned by the resident). Acton is home to many animal rescue facilities that are operated as non-profit corporations and which are accessory to existing residences and in which the animals are not kept "for personal use"; accordingly, it seems that these rescue facilities would fall under the "home-based business" umbrella and will therefore be prohibited in Acton if the revised Acton CSD is adopted as proposed.
- Section 22.140.290 prohibits "garment making" which is reasonable if "garment making" refers to factory complex involving multiple sewing machines, cutting rooms, and laundry facilities. However, the term "garment making" does not appear to be defined anywhere in the County Code, which means that 22.140.190 would even prohibit a small dressmaker, tailor, custom clothier, or even quilter to operate as a business from their home. The ATC does not see why such uses should be prohibited by the CSD.

For these reasons and others too extensive to list, the ATC opposes the notion that the Acton CSD should simply defer to existing in 22.140.290 provisions addressing home-based business, and we do not support this revision. In this day and age, we believe that the county should be embracing a broader spectrum of home-based businesses as long as they are not disruptive or unsafe or are inconsistent with the residential character of the neighborhood because they reduce car dependency and encourage community resiliency and sustainability. Accordingly, we respectfully request that DRP change course and adopt the home-based businesses recommendation that the ATC developed for Acton after extensive community input and which we provided to DRP in 2019-2019.

Additionally, and consistent with our comments on the Acton CSD Concept Draft dated October 18, 2018, the Community seeks to codify film standards in the Acton CSD. The matter is of particular concern because multiple residential parcels in Acton are now being used almost exclusively for film production operations; the County's film office has issued so many film permits for these locations that they are now serving as de-facto film ranches rather than as residences. The ATC recognizes the importance of the film industry to the County of Los Angeles and the Community of Acton (indeed, many Acton residents work in the film industry); therefore, we encourage the reasonable use of existing residential properties for film production operations as long as they do not disrupt surrounding neighborhoods or become excessive. However, recent filming activities on some properties in Acton have become so exceedingly prevalent that they cannot be presumed to fall under a "home-based business" umbrella and instead warrant a film-studio designation which requires a Conditional Use Permit ("CUP"). To address this burgeoning problem, a provision must be added to the Acton CSD which establishes that film production activities on properties with existing residential uses are

authorized by Acton's home-based business provisions as long as filming activities (including set up, filming, breakdown) do not exceed 18 days in any 12 month period; a film ranch CUP must be obtained before any property with an existing residential use can be used for filming activities that exceed 18 days in any 12-month period. Additional provisions addressing noise and lighting impacts of filming in Acton must also be added to the Acton CSD, but these will be addressed in future correspondence.

### **Clustering**

The ATC herein repeats its request that clustering not be permitted in Acton. We have made this request for decades because competent engineers and surveyors are all capable of designing subdivisions to provide a minimum 2-acre lot size in all land use areas in Acton regardless of topography or geology. We have also made this request because virtually every tentative tract map that has been approved in Acton over the last 20+ years has been permitted to improperly use clustering in areas where it was not necessary and it allowed developers to create excessively numerous small lots and a few "premium" large lots. To compound these gross errors, DRP has actually allowed subsequent subdivisions on these premium large lots! The ATC contends that there is never any reason to allow clustering in Acton, and that it is never acceptable to authorize a 40,000 square foot parcel on RL2, RL10, or RL20 lands because such small parcels contradict the low-density development profile that Acton is supposed to have.

### **Roofed Animal Shade Structures**

During the Summer of 2018, the ATC was contacted by residents who requested that the CSD allow roofed animal shade structures that are open and classify them as pervious surfaces that do not count toward the "impervious surface area" addressed in Section 22.302.060C. We asked for this in 2019 and again in 2019, and we repeat this request here.

### **Real Estate Directional Signs**

The ATC has asked that "Real Estate Directional Signs" be prohibited; "Real Estate Directional Signs" are signs that are placed on property that is not for sale, lease, or rent, rather they point toward property that is for sale, lease or rent. It appears that Title 22 has no definition for this type of sign: the code defines "Real Estate Signs" as temporary signs that are located on premises that are for sale, lease or rental (see 22.14.190), and it defines "Directional Signs" as signs that provide directions to an established use which are warranted based on geography or access (22.114.190). None of these provision address the "Real Estate Directional Signs" that are at issue in Acton here because a lot that is for sale, lease, or rent is not a "use". Accordingly, it may be necessary to develop a definition for "Real Estate Directional Signs" in the Acton CSD so that they can be prohibited in the manner requested. The Community's concerns with the ongoing proliferation of "Real Estate Directional Signs" has been brought to DRP repeatedly over the last 5 years, but DRP's zoning enforcement branch has consistently declined to address them because the County Code is completely silent on these types of signs. To be clear, "Real Estate Directional Signs" have become so profuse in Acton that they have

disrupted "lines of sight" on highways, cluttered viewsheds, and caused dangerous driving conditions along all major commuter corridors running through Acton, including Sierra Highway, Soledad Canyon, Escondido Highway, and the Angeles Forest Highway. It is the Acton Town Council's position that the County Code should no longer be silent on "Real Estate Directional Signs"; they should be defined and then actively prohibited within our community.

### **Commercial Zones**

Section 22.302.070B of the Draft Acton CSD addresses "commercial zones" (C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, and CPD) and "rural zones" (C-RU and MXD-RU). It is the ATC's understanding that there are no "commercial zones" in the Community of Acton, and that we only have "rural zones". If this is correct, then the ATC respectfully requests that 22.302.070B be revised to reflect only "Rural zones" and if this is incorrect, we kindly ask that DRP let us know the locations of all "Commercial Zones" in Acton.

### **Minor Conditional Use Permits on Outdoor Storage Uses.**

Starting a few years ago, the Community of Acton began having extensive problems with new outdoor storage facilities cropping up everywhere in town that were approved without complying with required screen fencing, landscaping, setbacks, lighting, building permits, etc. They have also been approved without "line-of sight" analyses or other traffic impact reviews and have caused terrible accidents here when slow moving vehicles maneuver onto or off of the two-lane Soledad Highway during prime commute hours with drivers zipping around them at 70 miles per hour. These facilities have become a significant problem in our community over the last 5 years and they must be addressed. And now, apparently, at least one of them operates 24 hours per day in almost a "trailer terminal" capacity (but without the loading and offloading of passengers or goods) because truckers apparently access the facility at all hours to pick up their rigs and rumble through the surrounding residential areas; perhaps this is to be expected when land use decisionmakers authorize a narrow and long stretch of industrially zoned properties in the middle of existing residential areas without any buffers. However, such unconditioned and uncontrolled uses do not "work" for our community; they must be subject to enforced conditions to prevent them from becoming a detriment to our town. Therefore, the CSD should be revised to subject outdoor storage facilities in Acton to a minor CUP requirement to ensure that they operate in a manner that "fits" within our town.

### **Trail Exemptions**

The Draft CSD states "Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the adopted Trails Plan of the Antelope Valley Area Plan ("Trails Plan") and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation", and then it proceeds to assert that trails will only be considered on projects subject to discretionary review. This is utterly contrary to policies and goals adopted by the County General Plan and the Antelope Valley Area Plan:

- The Antelope Valley Area Plan mandates that all new commercial and industrial buildings in Acton shall be connected to both trails and pedestrian pathways; it compels the County to secure trail opportunities on all commercial and industrial development *regardless of whether it is on the adopted "Trails Plan" and irrespective of whether it is a discretionary or a ministerial project* [AV Area Plan pps. COMM-4 & 5]. It is the ATC's position that securing a trail is mandatory on all development in Acton; accordingly, limiting the Acton CSD to only securing trail exactment from discretionary projects is completely contradictory to the AV Area Plan and constraining the Acton CSD to consider only the Regional Trails identified in the adopted "Trails Plan" is utterly divergent from the AV Area Plan.
- The County's adopted "Trails Plan" addresses only Regional Trails that are depicted on Figure 10.1 of the County General Plan; it does not incorporate the essential "feeder" trails that the General Plan identifies as critical for improving trail connectivity and which are explicitly mandated for connecting to Regional Trails [Policy P/R 4.3 – County General Plan pp. 186]. Therefore, limiting the Acton CSD to securing trails only where they are shown on the adopted "Trails Plan" (i.e. only Regional Trails) violates the County General Plan Parks and Recreation Element in general, and Policy P/R 4.3 in particular.
- The Mobility Element of the County General Plan asserts that, in rural areas like Acton, it is essential that land uses account for equestrian uses, including the development of feeder trails *in addition to* Regional Trails (set forth in the County's "trails Plan") to address mobility. [County General Plan Mobility Element 7, pp. 104]. This compels the County to consider equestrian connectivity and mobility in all land use decisions and not just in discretionary actions.
- The County General Plan Mobility Element also establishes that trails are essential to local mobility within a community in a manner that is entirely independent of, and unrelated to any Regional Trail objectives. For instance, Policy M 2.8 mandates that schools and other destinations (including shopping areas) be connected via trails regardless of whether these destinations are on a Regional Trail or identified in the adopted "Trails Plan" Therefore, it would be utterly contrary to Mobility Policy M 2.8 for the Acton CSD to only secure trail opportunities from discretionary developments and ignore trail opportunities created by ministerial development.
- The Mobility Element of the AV Area Plan also imposes connector trail requirements on new development. Specifically, Policy M 10.2 asserts "Connect new development to existing population centers with trails, requiring trail dedication and construction through the development review and permitting process". Once again, this policy is not limited to merely Regional Trails identified in the adopted "Trails Plan" and it certainly is not restricted to discretionary projects. To the contrary, it demands that

trails be secured as part of any development review and permitting process regardless of whether the permitting process is ministerial or discretionary.

For all these reasons, the ATC is firmly opposed to the language presented in the Draft Acton CSD pertaining to trails and we point out that, not only does this language contradict virtually every applicable County General Plan and AV Area Plan policy that the County has adopted, it even contradicts the County's adopted "Trails Manual" which explicitly states "Additionally, the County requires a trail easement or easements for trail alignments not displayed on a County trails map" [Trails Manual at 3.9]. The ATC understands that there is often reluctance on the part of the Department of Parks and Recreation to secure trail opportunities in Acton, however this reluctance must not be obliged or accommodated by restricting Acton CSD trail provisions to such an extent that they fail to achieve Community trail objectives. The ATC is willing to work with the Departments of Regional Planning and Parks and Recreation to develop a mechanism that will secure trail opportunities from all future developments in Acton and will also address whatever apprehensions that the Department of Parks and Recreation may have.

### **Other Language Stricken from the Existing Acton CSD**

The ATC does not agree that certain language pertaining to "adequate drainage and other community safety features" should be stricken, and we also oppose the removal of site plan review requirements within the Community of Acton. Regarding the former, we do not see any harm in retaining this language, and we have described to planning staff the circumstances under which such language would be useful. Regarding the latter, we have been told that the site plan review requirement is nothing more than an added fee that is imposed on developments, but we disagree with this assertion. Site Plan Reviews are essential for establishing compliance with Acton's development standards, and we have not heard any substantive reason why they should be removed.

### **Conclusion**

The Acton Town Council's CSD Committee appreciates the opportunity to comment on the Draft Acton CSD, and we would like to work with the Departments of Regional Planning, Parks and Recreation, and Public Works to address the concerns set forth above. However, it seems unlikely that these issues will be resolved before the scheduled Planning Commission hearing date of December 9, 2020. There are also other elements we would like to see in the CSD (such as filming standards and making commercial developments less dense and local serving rather than freeway serving) that were reflected in the "Initial Concept Draft" released in the Fall of 2018 and which we commented on in our correspondence of October 18, 2018. The ATC also observes that we have been coordinating with DRP on the Acton CSD since early 2018, but now the process seems to be "fast-tracked" because only 2 months have been allocated for public review and comment on the draft CSD ordinance before the Planning Commission hearing. This is particularly jarring, given the discrepancies between the draft CSD and what was presented in, and our comments on, the Concept Draft. Accordingly, and to

ensure that these discrepancies can be addressed to the greatest extent possible, the ATC respectfully requests that the Acton CSD hearing be continued to a later date.

Sincerely,

Kelly Teno  
Kelly Teno,  
Acton CSD Committee Chairperson



Richard Marshalian  
Senior Planner  
County of Los Angeles  
Department of Regional Planning  
Electronic transmission of nine [9] pages to  
[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)

December 3, 2019

Subject: Changes to the Department of Regional Planning's Community Standards District Update Program and the Department of Parks and Recreation's "Trail Strategy"

Reference: Acton Community Standards District Update Meeting Convened on November 21, 2019.

Dear Mr. Marshalian;

On behalf of the Acton Town Council's Trails and Open Space Committee and the CSD Committee, we would like to express our appreciation for the time and effort that you and your colleagues from the Department of Regional Planning ("DRP") have expended on the Acton Community Standards District ("CSD") Update process. The meeting convened yesterday to discuss the various issues that have been encountered by DRP staff as part of the CSD Update was very illuminating. In particular, this letter focusses two aspects of the discussion: 1) The extent to which the Acton CSD Update will incorporate adopted general plan goals and policies that DRP considers to be outside their "jurisdictional purview"; and 2) the fact that most of Acton's "trail" goals which have been conveyed to DRP in previous communications will apparently be omitted from the CSD Update because of the "Trail Strategy" adopted by the Department of Parks and Recreation ("DPR").

**The Acton CSD Update Must Encompass all General Plan Goals & Policies Pertaining to Acton Regardless of Which County Agency has Jurisdiction to Implement Them.**

It is now understood that DRP is disinclined to include provisions in the Acton CSD Update if they are deemed to lie outside of DRP's purview. Correspondingly, DRP does not intend to include any new provisions pertaining to trails, cannabis, filming, dog breeding, etc. in the Acton CSD Update because staff consider these to be "non-DRP" issues. If this understanding of the "scope" restrictions that DRP intends to implement for the Acton CSD



Update is incorrect, kindly clarify where the misunderstanding lies as soon as conveniently possible. In the meantime, and based on our current understanding of DRP's position regarding the scope and extent of the Acton CSD Update, the following comments are offered.

In June of 2015, the County Board of Supervisors ("BOS") adopted the Antelope Valley Area "Town & Country" Plan, and in October of 2015, the BOS adopted the "County General Plan 2035". These planning documents are comprised of various "elements" (land use, mobility, conservation, etc.) which collectively provide the foundation upon which all planning, land use, and development decisions are made in unincorporated areas. And, given that the explicit purpose of the Acton Community Standards Districts is to implement the adopted general plan provisions which pertain to Acton,<sup>1</sup> it is axiomatic that any adopted plan provision which pertains to development decisions in Acton should be reflected in the CSD Update *regardless* of which county agency has jurisdictional authority over implementation of the provision. In other words, it is irrelevant if a particular general plan provision falls under the purview of the Department of Public Works or the Department of Regional Planning or the Department of Parks and Recreation; if it is applicable to Acton, then it must, by definition, be embodied in the Acton CSD.

Equally important, the Acton CSD Update must include mechanisms to ensure compliance with all adopted general plan policies and goals that are applicable to Acton regardless of which agency has jurisdictional authority over such mechanisms. For example, the Antelope Valley Plan explicitly discourages commercial and industrial development that would require the installation of urban infrastructure such as concrete facilities or traffic signals because such infrastructure does not fit with Acton's unique rural character and identity<sup>2</sup>. As such, the Acton CSD Update must ensure that commercial and industrial businesses will not be authorized if they generate traffic levels that warrant traffic signals or pose drainage conditions that require concrete facilities. These mechanisms must be incorporated in the Acton CSD Update *even though drainage and traffic issues fall within the purview of the Department of Public Works*. Similarly, the BOS has explicitly found that commuter and freeway serving businesses are "not consistent with Acton's rural character" and "detract from the overall rural nature of the local community"<sup>3</sup> and the Board has explicitly declared that the Antelope Valley Plan "stipulates that the unincorporated community of Acton does not allow freeway serving commercial businesses in its commercial zones<sup>4</sup>". These provisions, findings, and stipulations must also be captured by

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<sup>1</sup> The ordinance establishing the Acton Community Standards District was adopted by the BOS on November 21, 1995 to "implement the Antelope Valley Area Plan as it relates to the community of Acton" [Ordinance 95-0060].

<sup>2</sup> Pages 3 and 5 of Chapter 7 of the Antelope Valley Plan.

<sup>3</sup> Findings adopted May 3, 2016 by the BOS for Agenda Item #24.

<sup>4</sup> Motion adopted July 5, 2016 by the BOS for Agenda Item #5.

the Acton CSD Update to ensure that development decisions in Acton are shaped and conditioned in a manner that is consistent with applicable planning goals and policies adopted by the BOS. The obligation to ensure that ministerial development in Acton will comply with applicable General Plan provisions is further reinforced by the County Code itself, which mandates that "building permits may be issued only for those land uses which are authorized by both the zone *and the objectives, policies, and land uses specified in the General Plan*" (emphasis added - see Section 22.02.050 of the County Code).

The County does not "pick and choose" which elements of the adopted County General Plan and Antelope Valley Plan are implemented for any given project; rather it shapes each project in a manner that balances all applicable general plan goals and policies. Historically, CSDs have been a principal tool for achieving this balance because CSDs encompass broad development standards that reflect adopted plan goals and policies which cut across all agency jurisdictions. For instance, the current Acton CSD requires that subdivisions be conditioned with trail requirements<sup>5</sup>, even though trails fall under the purview of DPR. The Acton CSD also mandates that flood hazard mitigation measures be consistent with floodplain management practices and it discourages the use of concrete facilities to mitigate flood hazards<sup>6</sup> even though drainage and flood facilities fall within DPW's purview. Nonetheless, it seems that the County now intends to change the fundamental purpose and direction of CSDs by constraining them to address only those limited matters that fall wholly and exclusively within the jurisdiction of DRP (such as lot size, setbacks, aesthetic appearance, etc.). If true, then the County will have no obvious means of ensuring that "community-crucial" general plan goals and policies (such as feeder trail mandates and concrete drainage facility restrictions) are properly implemented for all projects. Correspondingly, and if the County goes forward with its plan to restrict the scope and extent of CSDs to only those matters which fall solely under DRP's jurisdiction, we respectfully request that the County identify and describe the additional mechanisms (separate from the CSD) that will be put into place to ensure that future projects in Acton will fully conform with all applicable general plan goals and policies, including (but not limited to) the requirements that 1) All new developments in commercial and industrial zones in Acton be linked through trails and pedestrian routes; 2) Land uses account for the development of "Feeder Trails" into "Regional Trails" to address equestrian mobility issues; and 3) Commercial and industrial development will be strongly discouraged if it requires concrete drainage or traffic signals or other urban infrastructure.

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<sup>5</sup> The ordinance establishing the Acton Community Standards District states "Equestrian trails shall be included in the design of subdivisions" [Ordinance 95-0060 adopted November 21, 1995]. The CSD also states "Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division" [Los Angeles County Code Section 22.302.060(J)]

<sup>6</sup> Los Angeles County Code Section 22.302.060(D)

## **The CSD Update Must Address "Connector" and "Feeder" Trail Requirements Mandated by Adopted Plans Regardless of Whether Such Trails are Mapped on the County's "Regional Trail System".**

It is our understanding that DPR's "Trail Strategy" is to secure trail easements and trail dedications only at locations that are "mapped" and identified on the County's adopted "Regional Trail System"<sup>7</sup> and that DPR will not secure "feeder" trails or "connectivity" trails (so essential for accessing the mapped "Regional Trail System") unless and until they are explicitly identified and mapped on the County's adopted "Regional Trail System". It is also our understanding that this mapping process could take years and, in the meantime, no trail easements or dedications will be secured from any project or development in Acton that does not lie directly on a mapped "Regional Trail". Correspondingly, and as a result of DPR's "Trail Strategy", we understand that DPR will not include most (if not all) of the trail elements that have been requested by the Acton Town Council pursuant to the Acton CSD Update. If any aspect of our understanding of DPR's "Trail Strategy" or the implications of DPR's "Trail Strategy" on the Acton CSD Update process is in error, kindly clarify where the misunderstanding lies as soon as conveniently possible. In the meantime, and based on our current understanding of DPR's and DRP's position regarding trails, the following comments are offered.

DPR's new "Trail Strategy" is troubling for a number of reasons. First and foremost, it ignores the fact that the Antelope Valley Plan establishes "local" trail objectives for the Community of Acton which are separate from, and must advance independently of, the County's broader "Regional" trail objectives<sup>8</sup>. DPR's "Trail Strategy" erroneously conflates "Regional" trail objectives with "local" trail objectives. Worse yet, it subsumes and subordinates "local" trail objectives in a manner that is contrary to Antelope Valley Plan policies because it prevents our community from securing essential "local" trail dedications unless and until these "local" trails are identified and mapped on the County's adopted "Regional Trail System"!

It is equally troubling that DPR's "Trail Strategy" improperly defers the establishment of essential "feeder trail" easements and dedications in a manner that intrinsically contradicts the trail mandates that are set forth in the adopted County General Plan and the Antelope Valley Area Plan. To be clear, the goals and policies that are established by these planning

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<sup>7</sup> According to the information conveyed at the referenced meeting, the adopted "Regional Trail System" is set forth in Figure 10.1 of the County General Plan adopted in 2015, and this "Regional Trail System" will have to be formally amended before the County will secure "feeder trails" and "connectivity trails" in the Community of Acton.

<sup>8</sup> As set forth on Pages 3 and 5 of Chapter 7 of the Antelope Valley Area Plan, all new commercial and industrial buildings must be linked to Acton's "Rural Town Areas" through dedicated trail AND pedestrian routes. This mandate is driven entirely by the Community of Acton's long held commitment to achieve local trail connectivity irrespective of any "Regional" trail objectives that the County may adopt.

documents and which direct the County to secure "feeder trails" and "connectivity" to the mapped "Regional Trail System" *are not in any way contingent upon any mapping prerequisites*, therefore DPR errs in pretending that such constraints exist. In other words, the County General Plan and the Antelope Valley Area Plan require the County to pursue "feeder trail" and "regional trail connectivity" opportunities *at the project review and approval stage*, thus it does not permit the County to impede or delay trail development because of some artificial mapping constraint imposed by DPR. Above all, the adopted County General Plan and Antelope Valley Plan **do not** permit the County to sidestep or avoid its obligation to secure "feeder trails" and achieve "trail connectivity" for projects simply because DPR has not gotten around to amending the "Regional Trail System" map.

For instance, the Antelope Valley Area Plan directs the County to connect new development with trails and it requires trail dedication and construction as part of the development review and permitting process (see AV Plan Policy M10.2). Notably, this policy applies explicitly to rural town areas (see AV Plan Goal M 10), and it clearly requires that trail opportunities be secured on developments in Acton and other rural communities regardless of any artificial mapping prerequisites conceived by DPR.

It must also be pointed out that the General Plan draws a clear distinction between the County's adopted "Regional Trails" which traverse and interconnect the entire County (as depicted on Figure 10.1 of the County General Plan) and "feeder trails" which are established within neighborhoods to provide local connectivity to the "Regional Trails" (see Policy P/R 4.3 and Goal P/R 4). Yet, and for reasons that are not clear, DPR's "Trail Strategy" completely obliterates this distinction and improperly requires "feeder trails" to be mapped onto the adopted "Regional Trail System" before they are secured.

Unfortunately, DPR's "Trail Strategy" is entirely inconsistent with the adopted County General Plan because it 1) ignores essential and substantial differences between "Regional Trails" and neighborhood "feeder trails" as set forth in the County General Plan; 2) thwarts "feeder trail" implementation policies by imposing "mapping" prerequisites that are contrary to the plain language adopted in the County General Plan; and 3) prevents the development of essential "feeder trails" because it allows project proponents to avoid trail dedication requirements in areas where DPR has failed to update the "Regional Trails System" map.

There are a number of goals and policies adopted in the County General Plan and the Antelope Valley Plan which require the County to secure "feeder trail" opportunities in a manner that is entirely separate from, and independent of, the County's "Regional Trail System"; some of these goals and policies are provided in the attached summary. There is no doubt that DPR's "Trail Policy" substantially hinders these general plan goals and policies, thus it should be abandoned forthwith and replaced with a more reasonable and appropriate policy that properly achieves the local trail connectivity objectives that are clearly enumerated in both the County General Plan and the Antelope Valley Plan.

## Conclusion

The County General Plan and the Antelope Valley Plan are the basis upon which *all* land use and development decisions are made for the unincorporated areas; zoning code provisions, county development review procedures, and development application processes are merely the outward reflection of the goals, policies, and community development objectives enumerated in these adopted plans. And, if a zoning code provision or county development review procedure or development application process fails to achieve the adopted plan goals, policies, and community development objectives, then it must be completely excised and replaced to ensure full and comprehensive conformance with adopted plan goals and policies. This appears to be the situation in regards to DPR's trail development process; instead of recognizing that the County has an obligation to all achieve regional trail goals/policies AND local trail goals/ policies AND feeder trail goals/policies that are set forth in adopted plans, DPR's existing "Trail Plan" only recognizes "mapped" trails on the County's adopted regional "Regional Trail System" and it completely sidesteps and ignores all local trail goals/policies and feeder trail goals/policies. The fact that DPR has expressed a willingness to eventually amend the "Regional Trail System" map to include "local" trails and "feeder" trails (which would require a General Plan Amendment and will probably take more than a decade) does not address the problem, and it reveals the extent to which the County is ignorant of the many "local" and "feeder" trail obligations that are imposed by both the General Plan and the Antelope Valley Plan. The County is not permitted to sidestep its obligation to secure "local" and "feeder" trails simply because they don't "fit" within DPR's existing trail program, and DPR cannot "force fit" local trail and feeder trail objectives into its existing trail program just because it convenient to do so *especially if doing so fails to secure essential local and feeder trails in our community* (which has apparently already happened and must be stopped immediately<sup>9</sup>). To the contrary, the County is obligated to develop a comprehensive "Trail Plan" that embraces the adopted "Regional Trail System" set forth in Figure 10.1 of the County General Plan AND secures the essential "local" and "feeder" trails which are also clearly and firmly set forth in the General Plan and Antelope Valley Plan. This comprehensive "Trail Program" is what the Community of Acton seeks, and toward this end, we respectfully request to meet with County staff as quickly as possible to start putting it together.

Similarly, the County must develop a comprehensive plan for ensuring that the community protections and development objectives set forth in the General Plan and the Antelope Valley Plan for the community of Acton are secured regardless of which county department

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<sup>9</sup> It is our understanding that, since 2015, the County has approved numerous site plans for development of commercially-zoned and industrially-zoned parcels in Acton and also approved subdivisions in Acton without imposing any trail requirements; this contradicts the trail goals and policies adopted for Acton by the Antelope Valley Area Plan as well as the existing CSD.

has jurisdiction over the matter. If the County is only willing to include elements in the Acton CSD Update that fall solely within the purview of DRP, then it must develop ancillary standards to address goals and policies that are adopted the Community of Acton and which fall within the purview of other agencies (DPR, DPW, etc.). The County will have to develop a system whereby these agencies enforce the ancillary standards that fall under their purview to ensure that adopted plan goals and policies are achieved "across the board"; the Community of Acton looks forward to working with DRP and other County agencies to help develop this new program.

Sincerely,



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Jacqueline Ayer, Chairperson  
Trails and Open Space Committee



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Kelly Teno, Chairperson  
CSD Committee

cc: Edel Vizcarra; Planning/Public Works Deputy to Supervisor Barger [[EVizcarra@bos.lacounty.gov](mailto:EVizcarra@bos.lacounty.gov) ]  
Donna Termeer; Field Deputy to Supervisor Barger [[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov) ]  
Charles Bostwick; Assistant Field Deputy to Supervisor Barger [[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov) ]  
Amy Bodek, Director of Regional Planning [[ABodek@planning.lacounty.gov](mailto:ABodek@planning.lacounty.gov) ]  
John Wicker, Director of Parks and Recreation [[JWicker@parks.lacounty.gov](mailto:JWicker@parks.lacounty.gov) ]  
Alina Bokde, Deputy Director of Parks and Recreation [[ABokde@parks.lacounty.gov](mailto:ABokde@parks.lacounty.gov) ]  
Mark Herwick, Supervising Regional Planner [[MHerwick@planning.lacounty.gov](mailto:MHerwick@planning.lacounty.gov) ]  
Kristina Kulczycki, Principal Planner [[KKulczycki@planning.lacounty.gov](mailto:KKulczycki@planning.lacounty.gov) ]  
Tahirah Farris, Regional Planner [[TFarris@planning.lacounty.gov](mailto:TFarris@planning.lacounty.gov) ]  
Robert Ettleman, Park Planner [[rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov) ]  
Agua Dulce Town Council [[info@adtowncouncil.com](mailto:info@adtowncouncil.com) ]

## **FROM THE PARKS AND RECREATION ELEMENT OF THE COUNTY GENERAL PLAN (CHAPTER 10).**

**Goal P/R 4:** Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- Policy P/R 4.3: Develop a network of **feeder trails** into regional trails. *This policy explicitly establishes that the regional trail system (aka the adopted "Trails Plan" aka the mapped "backbone" trails) is merely the starting point for trail planning and development and it imposes additional obligations to secure feeder trails to the mapped trails already adopted in the "Trails Plan".*

## **FROM THE MOBILITY ELEMENT OF THE COUNTY GENERAL PLAN (CHAPTER 7).**

### **Connecting Transportation and Land Use Planning**

Finally, an important consideration in rural areas is to ensure that land uses account for equestrian uses, including the development of feeder trails and regional trails, to address equestrian mobility issues (emphasis added). *This discussion further establishes that trail development is not limited to merely the mapped trails already identified in the "Trails Plan"; to the contrary, the County General Plan mandates feeder trails in addition to the already mapped "Trails Plan".*

**Goal M 2:** Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.

- Policy M 2.8: Connect trails and pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations. *This policy further establishes that trail development is essential to **local** connectivity within a community and it has nothing to do with securing regional trails that are identified in the mapped "Trail Plan". This policy mandates local trails regardless of whether they are "mapped".*

## **FROM THE MOBILITY ELEMENT OF THE ANTELOPE VALLEY PLAN (CHAPTER 3).**

**Goal M 10:** A unified and well-maintained multi-use (equestrian, hiking, and mountain bicycling) trail system that links destinations such as rural town centers and recreation areas throughout the Antelope Valley.

- Policy M 10.1: Implement the adopted Trails Plan for the Antelope Valley in cooperation with the cities of Lancaster and Palmdale. Ensure adequate funding on an ongoing basis. *This policy pertains specifically to the adopted Trails Plan (aka mapped "Backbone" trails).*

- Policy M 10.2: Connect new development to existing population centers with trails, requiring trail dedication and construction through the development review and permitting process. *This policy pertains specifically to the required imposition of **connector trail requirements** on new developments. The trail connections called for in this policy are*

*separate from, and not part of, the mapped "backbone" trails in the adopted Trails Plan. A trail dedication offer made pursuant to a development secures the needed pathway for immediate public use, but imposes no maintenance obligation on the county until the offer is accepted.*

Policy M 10.3: Maximize fair and reasonable opportunities to secure additional trail routes (dedicated multi-use trail easements) from willing property owners. *This policy pertains to circumstances in which there is no development "nexus" to secure a trail easement, and it directs the establishment of "additional trail routes" (i.e. routes not already on the adopted "Trail Plan") by private purchase.*

Policy M 10.8: Solicit community input to ensure that trails are compatible with local needs and character. *This policy directs the County to work with Acton residents to establish trails that are compatible with our needs. These needs include local trails and feeder trails in addition to regional trails.*

Policy M 10.6: Where trail connections are not fully implemented, collaboratively work to establish safe interim connections. *This policy pertains specifically to the ATC's request that alternate trail easements be secured on proposed development to achieve trail connectivity because the pathways adopted in the mapped Trail Plan" is far too dangerous for either pedestrians or equestrians. For example, the adopted and mapped "Trail Plan" directs pedestrians and equestrians to use the 2-foot wide shoulder on the north side of Sierra Highway between Crown Valley Road and Desert Road; this is exceedingly dangerous and entirely inappropriate. Correspondingly, and through Policy M10.6, a more safe alternative must be secured to achieve interim connectivity until the County makes this "mapped" trail safe for use.*



**FROM THE COMMUNITY SPECIFIC LAND USE CONCEPTS OF THE ANTELOPE VALLEY AREA PLAN (CHAPTER 7).**

**Acton:**

New buildings in these CR designations shall also be limited to two stories in height, shall include Old West design elements with earth tone colors at a pedestrian-oriented scale, and **shall be linked to surrounding rural town areas through trails and pedestrian routes.** (emphasis added)

New buildings in these IL designations shall be limited to two stories in height, shall include Old West design elements with earth tone colors at a pedestrian-oriented scale, and **shall be linked to surrounding rural town areas through trails and pedestrian routes.** (emphasis added)



**22.302.010 Purpose**

The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including ~~significant ecological areas, local vegetation, floodplains, hillsides, National Forest, archaeological resources,~~ multipurpose trail system, and Western heritage architectural theme. The standards are intended to ensure reasonable access to ~~public riding and hiking trails,~~ and reflect the community's desire to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, while providing for adequate drainage and other community safety features. please keep this in this is important to us , see example we gave in our letter

Please define multi-purpose or strike out

**22.302.020 Definitions**

~~(Reserved)~~ The following terms are defined solely for this CSD:

Gated or walled subdivision. A subdivision that includes proposed fencing or walls along its perimeter and restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision would not constitute a gated or walled subdivision.

Residential Ranch Entrance Sign. A freestanding sign that marks the entrance to a single-family residential use.

**22.302.030 District Map**

The boundaries of this CSD are shown on Figure 22.302-A: Acton CSD Boundary, at the end of this Chapter.

**22.302.040 Applicability**

This Chapter shall apply, as appropriate, to any land division, building permit for either a new structure or a specified addition to an existing structure, ~~or grading permit,~~ or removal of vegetation totaling over 10 percent of the gross lot area.

**22.302.050 Application and Review Procedures.**

~~A Ministerial Site Plan Review (Chapter 22.186) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter. (RESERVED)~~ Please keep this in. It ensures development meets the vegetation preservation and development standards

**22.302.060 Community-Wide Development Standards**

~~Except where a more specific application is prescribed or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application in compliance with Section 22.302.050 (Application and Review Procedures) shall be submitted to assure compliance with the following development standards:~~

A. ~~Hillside Design Considerations.~~ Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:

1. ~~Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;~~
2. ~~Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;~~
3. ~~While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;~~
4. ~~Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and~~
5. ~~Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.~~

Hillside development need not comply with 22.104.050A

A. ~~Hillside Design Considerations.~~ ~~In addition to the standards in 22.104 (Hillside Management Areas), development or projects within a hillside management area shall cluster development or projects where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features.~~

We do not agree with 22.104.050A - nobody should be forced to give up 70% of their land and we oppose all clustering - a competent engineer can avoid clustering

B. ~~Preservation of Native Vegetation.~~ Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require a Minor Conditional Use Permit (Chapter 22.160) application.

1. ~~Application Required. A Minor Conditional Use Permit (Chapter 22.160) application is require for any application involving grading (including brushing or vegetation removal to accommodate equestrian uses). A site plan for review must be included as part of the application. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such application must comply with Chapter 22.104 (Hillside Management Area), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. Such application shall not substitute for Oak Tree Permit (Chapter 22.174) application requirements. Material submitted shall include:
  - a. ~~A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;~~
  - b. ~~A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;~~
  - c. ~~A long term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and~~
  - d. ~~Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.~~~~
2. ~~Issuance Conditions. The Review Authority shall approve the application, with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:
  - a. ~~That the performance of such work is consistent with the intent of this Subsection to preserve native vegetation;~~
  - b. ~~That such work will not result in a flood or erosion hazard to this or other properties; and~~
  - c. ~~That the proposed work conforms with the requirements of other laws or ordinances.~~~~
3. ~~For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification of Development Standards).~~
4. ~~Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:
  - a. ~~The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;~~~~

Please put this back in

Please leave this in - we want to know about new commercial ag projects due to water use and for other reasons

- ~~b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;~~
- ~~c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;~~
- ~~d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and~~
- ~~e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.~~

please put this back in

1. Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:

- a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
- b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;
- c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
- d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
- e. Agricultural uses, including animal keeping, animal raising, or growing crops, permitted by this Title 22.

2. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application shall also include:

- a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;
- b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Re-landscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation.
- c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and

Since 22.302.060 number 1,2, and 3 pertain to CUP requirements does number 4 apply to this also? Please add language that make oleanders prohibitory in the entire CSD regardless of whether a CUP is required - This is why we still want Site Plan reviews.

d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community

~~e. In addition to filing fees specified in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.~~

NO

3. Additional Findings for Minor Conditional Use Permits. In addition to substantiating the findings listed in Section 22.160.050 (Findings and Decision), the applicant shall also substantiate the following:

a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. ~~Standards for native vegetation and mature trees are preserved or expanded to the greatest extent possible.~~

Please take out the wording is unacceptable and could be used to deny a project

b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.

4. Required Landscaping. Oleander shrubs shall not be used for any ~~required~~ landscaping or screening ~~when located adjacent or accessible to any right-of-way or trail.~~ Please make oleanders prohibited everywhere

**C. ~~Architectural Style and Project Design Considerations.~~**

1. All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within Residential and Rural Land land classifications which are not accessory to residential structures shall:

Please explain why this has been taken out.

a. Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;

b. Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and

c. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.

Why has this been taken out or has it been

2. Restricted access subdivisions are prohibited. moved

D-C. **Drainage.** The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. ~~In addition to existing~~ Notwithstanding other County standards for the control of runoff, the following standards shall be ~~observed~~ met:



We were asked by resident to not count as impervious, roofed animal shade enclosure open on all four sides.

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;
2. Maximum impervious finished surface areas for nonresidential uses shall not exceed:
  - a. 65 percent for open storage and homes for the aged;
  - b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;
  - c. 82 percent for churches and schools; or
  - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;
3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design); and
4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways;
5. ~~This CSD discourages the use of concrete facilities to mitigate flood hazards; and~~
6. ~~Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.~~

Please keep this

E. ~~Billboards.~~ This CSD shall be designated a Billboard Exclusion Zone (Chapter 22:50).

F.D. **Signs.**

1. ~~Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:~~
  - a. ~~Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and~~
  - b. ~~Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.~~
2. ~~Except as specifically exempted by Section 22.114.030 (Exemptions), no sign, including those prohibited by Section 22.114.040 (Prohibited Signs Designated), shall be erected within this CSD except as provided for by this Subsection F.2:~~
  - a. ~~Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;~~

Please leave in and include it in page 7 #1

Please leave in page 7 #4b

- ~~b. Freestanding business signs, typically monument style, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;~~
- ~~c. Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and~~
- ~~d. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs).~~
- 1. Signage shall not visually obstruct structural elements intended to comply with Western frontier architectural guidelines and be in harmony with said guidelines; and
- 2. Lighting shall be external, using fixtures designed to focus all light downward directly onto the sign.
- 3. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:
  - a. Outdoor advertising signs (Billboards).
  - b. Roof Signs.
  - c. Pole signs.
  - d. Internally illuminated signs.
- 4. No sign shall be erected within the boundary of this CSD except those listed in this Subsection ~~R~~ 4:
  - a. Signs specifically exempted by Section 22.114.030 (Exemptions).
  - b. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant.
  - c. Monument signs, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to five feet measured from the natural grade at the base of the sign, and the maximum area of combined faces on such signs shall be limited to 100 square feet.
  - d. Residential ranch entrance signs, provided that:
    - i. A maximum of one residential ranch entrance sign is allowed;
    - ii. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in a Residential or Agricultural Zone;
    - iii. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face, with a maximum of two sign faces allowed;

Please add Directional Real Estate Signs to Prohibited Signs. 22.114.040 does not include real estate signs. These have become hazardous in Acton

Please take out

Please explain what this means.

- iv. The maximum height for a residential ranch entrance sign shall be 20 feet from natural grade at the base of the sign;
- v. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads; and
- vi. The required setback of a freestanding business sign as determined by Section 22.114.120.D (Location of Signs) shall apply to residential ranch entrance signs.
- e. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special—Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs) except that the following shall supersede the requirements of Section 22.114.170.A (Area Permitted):
  - i. Only one temporary real estate sign shall be allowed <sup>the property being sold</sup> on a property at a time.
  - ii. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department.
  - iii. Such sign shall contain the name and contact number of the person or company responsible for placing such sign ~~in addition to the address, or Assessor Parcel Number, of the property being sold.~~
  - iv. Maximum Sign Area. In Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be ~~48~~ square feet per sign face.

Can you please clarify what this means or remove

Section 22.110.070 B1 states front yard fence max is 31/2 ft. Does this mean every fence has to be 31/2 ft

**G.E. Fence Design.** In addition to standards provided in Section 22.110.070 (Fences and Walls) concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing within a required setback:

- 1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
- 2. Except where otherwise required by this CSD, at least 70 percent of the entire fence, or portion thereof, ~~area~~ shall be non-view-obscuring, evenly distributed horizontally along the entire length of said fence or portion thereof; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features, and shall maintain a minimum distance of five feet apart. Why 5 ft apart?

Why was this added? It seems contradictory to the solid lineal sections

**H.F. Outdoor Lighting.** Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District). Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style ~~will~~ shall be required.

**I. Street Improvements.** ~~Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):~~



1. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.
2. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.

Please keep. It acknowledges that horses may use the Public right of way

J. **Trail Easements.** In reviewing and establishing design conditions for any land division, the Review Authority shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.

1. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Review Authority determines that other locations are inappropriate.
2. Any trail incorporated into a land division must contain a provision for participation in a community wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.
3. Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.

G. **Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the adopted Trails Plan of the Antelope Valley Area Plan ("Trails Plan") and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trails in accordance with the Trails Plan.

1. Trail Dedication

- a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the Trails Plan and Trails Manual.
  - i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;
  - ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;

b. Trail Design and Location

This is not sufficient - the AV Plan requires trails on development regardless of whether it is discretionary or ministerial.

Please work with us to re-write all of this. The most important thing is to secure the right of way, not how pretty the trail looks.

- i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the Trails Plan, and to provide connectivity to recreational uses such as open space areas, parks, trail heads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;
- ii. Publicly-dedicated trails shall not be located contiguous to any local street or highway, unless Parks and Recreation determines that no other location would be suitable. In the event that Parks and Recreation makes such a determination and the publicly-dedicated trail will be located contiguous to a local street or highway, the trail shall be located completely outside of the local street or highway's vehicular right-of-way to the satisfaction of Public Works;
- iii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and
- iv. Deviations from the standards set forth in this Subsection I or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

#### K. Home Occupations

1. Application. Home occupations are permitted, subject to a Ministerial Site Plan Review (Chapter 22.186) application, to enable a resident to carry on an income-producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.
2. Additional Standards. Home occupation shall comply with the following standards:
  - a. The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;
  - b. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;
  - c. The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;
  - d. The combined floor area of the home occupation shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;
  - e. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;
  - f. On-site signage or display in any form which advertises or indicates the home occupation is prohibited;

- ~~g. No sale of goods shall occur at the premises where the home occupation is located;~~
- ~~h. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day; and~~
- ~~i. Approval of a home occupation shall require a covenant and agreement, in compliance with Section 22.222.260 (Performance Guarantee and Covenant).~~
- ~~3. This Subsection K shall not modify the provisions for on-site display, signage, and sale in any Agricultural Zone of products lawfully produced on such lot.~~

~~L.H.~~ **Drive-Through Establishments.** No new drive-through facility or service shall be permitted. For purposes of this Subsection ~~LH~~, the term "new drive-through facility or service" does not include those facilities or services which, prior to the effective date of this Subsection L, July 6, 2018, were: (1) lawfully established, in compliance with all applicable ordinances and laws; or (2) approved by the final decision maker, as set forth in Chapter 22.222 (Administrative Procedures)

**I. Subdivisions.** Gated or walled subdivisions are prohibited.

**J. Highway and Local Streets.**

1. Highway Standards.

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;

Please provide us a copy of the rural highway standards

Please clarify - does this mean that no horses are permitted on County ROW unless a DPW encroachment permit is issued first?

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD:

Please add back in Street improvements shall complement the rural character of the Acton Community.

Can you please clarify the configuration of the part where people will walk? Is it a pedestrian path? or a multi-purpose trail? It is important for us to understand what is being proposed in place of the sidewalks.

- a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;
  - b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and
  - c. The encroachment and driveway provisions in Subsections J.1.b and J.1.c (Highway Standards), above, for highway right-of-ways, shall also apply to local streets.
3. Streetlights. Streetlights shall complement the rural character of the Acton community and shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):
- a. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.

**22.302.070 Zone-Specific Development Standards.**

(Reserved)

**A. All Residential or Agricultural Zones**

- 1. Accessory Uses. In addition to the uses identified in 22.16, Table 22.302.070-A, below, identifies the permit or review required to establish each accessory use.

Table 22.302.070-A: Accessory Uses					
Accessory Use	A-1	A-2	O-S	R-R	W
Cargo Container	SPR	SPR	=	SPR	=

- a. Cargo Shipping Containers. Cargo shipping containers are permitted as an accessory use with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.302.070-B below, provided the following development standards are met;

Table 22.302.070-B: Cargo Shipping Containers	
Net Acreage of Lot	Maximum Number Allowed
0 < 5	1
5 < 10	2
>= 10	3

- i. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.
- ii. Location. Cargo shipping containers are prohibited in any required yard, or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones);

- iii. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and shall not be stacked upon each other;
- iv. Design. Cargo shipping containers shall be painted one uniform color, and not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, state, or local regulation.
- v. Screening. All cargo shipping containers shall be screened to obscure view of the cargo shipping container from outside of the subject lot by landscaping or existing structures. Landscaping shall be used as screening material, and shall include trees, shrubs, and other plant material that can screen the height of the cargo shipping container. Trees shall be placed a maximum of 10 feet apart, or in such a manner as to obscure view of the cargo shipping container from outside of the subject lot.
- vi. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be kept properly maintained.

Section 22.140.290 is applies to urban areas not rural or Ag zones. For example, why cant we have a home-based animal training business? Please give us what we asked for originally.

2. Home-Based Occupations. ~~In addition to the standards for home-based occupations identified in Section 22.140.290 (Home-Based Occupations),~~ the following standards shall apply;

- a. A home-based occupation may be housed in a permitted accessory structure. Any automobile parking spaces required by Section 22.112.060.A (On-Site Parking) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required).

NO

Garages are not required in Ag zones so as long as the use does not reduce the number of parking spaces on the parcel then this will still allow a garage to be used for a home based business

We have no commercial zones so maybe title this All Rural Commercial

**B. All Commercial and Rural Zones**

- 1. Height. No structure shall exceed 35 feet in height, except for chimneys, pole antennas, or other roof-mounted mechanical equipment, which shall not exceed a height of 45 feet.
- 2. Design
  - a. Structures shall be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department;
  - b. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, satellite dish antennas, or other improvements not contributing to the Western architectural design. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. In addition to other required material, an exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.
- 3. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.

We also want a FAR of 0.25 per the AV Area Plan

**C. All Industrial Zones**



Please give us what we asked for in our original Topic Proposal

1. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.
2. Landscaping. The landscaping standards and screening requirements prescribed for MXD-RU Zones (22.24) in Sections 22.24.040.D and 22.24.040.G shall apply to all Industrial Zones.

NO  
This only requires screening landscaping of dumpster and trash areas and it undoes all the hard work we have done to get screening landscapes on all the ugly storage yards in Acton

### 22.302.080 Area Specific Development Standards.

~~Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone.~~ If any portion of a new lot, or an existing lot, as noted, is located within a Rural Land 1 (RL1), Rural Land 2 (RL2), Rural Land 10 (RL10), or Rural Land 20 (RL20) area, the following requirements apply: **What's wrong with having this since residential uses**

**A. RL2, RL10, or RL20 Area, Antelope Valley Area Plan Land Use Policy Map:** **already must comply**

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection A.3, below, new residential lots shall contain an area which is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

**B. RL1 Area, Antelope Valley Area Plan Land Use Policy Map:**

1. Minimum Lot Area. New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lot sizes is permitted which creates lots smaller than the minimum lot area.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area which is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.

4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

#### **22.302.090 Modification of Development Standards.**

Modifications to any standards in this Chapter are ~~only available pursuant to the terms and conditions of~~ subject to a Conditional Use Permit (Chapter 22.158) application and shall be subject to additional findings:-

- A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the purpose of this CSD; or
- B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

DRAFT





# APPENDIX I. ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES

## I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon-remodeled and expanded, but retaining its "Western" look-remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for commercial and industrial areas have been established.

Acton does not have any rural zones-we only have CRU and industrial

## II. Objectives

and C

Section 22.302.060070.CB (Architectural Style and Project Design Considerations All Commercial and Rural Zones) of the Acton Community Standards District ("CSD") provides for the application of Architectural Style Guidelines in Acton, ~~primarily in~~ for commercial and industrially-zoned areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the Freeway along Crown Valley Road and 2) the newly developing uses adjacent to the Freeway, particularly to the north. The objectives of the guidelines include:

Please change "or" into "and"

— Identification and description of the qualities which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area—particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.

— Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western Heritage.

— Development of new commercial structures that promote and enhance the community's Western Heritage architectural character.

## III. Guidelines

This entire CSD is intended to help preserve a Western desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western appearance. The Architectural Style Guidelines are intended to put the finishing touches on the exterior appearance of the commercial community. The following guidelines provisions are to be used in designing all exterior improvements:

- A. Facades
- B. Roof forms
- C. Sidewalk coverings
- D. Signs
- E. Colors
- F. Materials

## G. Landscaping

## H. Exterior features: lights, railings, street furniture, etc.

## A. Facades

Building exteriors, particularly storefronts, are the most visible elements of a commercial community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

### Lineal Design:

"Western" town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity-e.g. Victorian design-among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

### Encourage

- A predominating horizontal line along the top of the building facade.
- Alignment of tops of windows and door openings.
- The clear division of two story structures between the first and second floors.
- Second floor balconies and railings; their strong horizontal structure adds depth and visual interest.
- Horizontal lines that carry from one store or structure to the next.

### Discourage

- Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

### Entries:

Stores along a "Western" street typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway.

### Encourage

- Recessed storefront entries. Side and rear entries may be in line with exterior walls.
- Wood-appearing frame doors with glass panes-particularly in the upper half of the door-and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
- Double entry doors, while not necessary, are particularly inviting.

### Discourage

- Use of bright aluminum, tinted glass and other modern doorway materials.
- Frameless glass doors.
- Security doors and grates.

## Windows:

Windows link the outside pedestrian with the inside business. They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. Western Village-type windows would authentically be multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format; as long as the window frame has an appearance that blends with the overall facade, window pane size will not be a judged factor.

### Encourage

- Window designs that harmonize with those in adjacent structures.
- Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

### Discourage

- Design or alteration of window openings that are inconsistent with the architectural character of the building.
- Use of darkly tinted or reflective glass.
- Full length plate glass windows.
- Finished appearance that does not reflect intended architectural design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

## Side and Rear Facade Features:

Structures in the commercial areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western architecture theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural theme wherever possible.

## B. ROOF FORMS

Unlike residences of the by-gone Western era with their pitched roofs, commercial buildings are known for their predominantly flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet-an upward extension of part of the front wall-or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

### Encourage

- Predominantly flat roofs.
- Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- "Accent" roof lines or other architectural features-higher than the surrounding roof lines-at corners and major entrances.
- Screening of roof mounted equipment (see Section 22.302.060070.C-B <sup>industrial</sup> (All Commercial and <sup>^</sup> Rural Zones) Architectural Style and Project Design Considerations) of this CSD).

Acton has no Rural Zones and please add Industrial Zones here.

## Discourage

- Sloped or pitched roofs-particularly those visible from street view, unless of Victorian design.
- Decorative roof elements that do not focus on corner or entry areas.

## C. SIDEWALK COVERINGS

Motion picture-created images of Western towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional: in addition to reinforcing the Western architectural style, they provide an invitation to window shoppers, protect window displays and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

## D. SIGNS

Signage controls can "make or break" the visual image of a commercial community. This feature of the Acton community is so important that Section 22.302.060.FD (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western designs. Even then they must either conform to Section 22.302.060.F-D (Signs) or undergo appropriate variance approvals. The following signage features supplement the requirements of Section 22.302.060.FD:

### Encourage

- Flush-mounted signs, often within a recessed area on a parapet.
- Hanging signboards, either parallel or perpendicular to the building facade.
- Signs related in size, character, and placement to other building elements.
- Graphics and lettering styles that are appropriate to the western motif. Signs for most franchises and chain stores will require redesign.
- Icon signs that illustrate the type of merchandise or service.

### Discourage

- Signs that obscure all or part of a significant architectural feature.
- Garish colors that may attract attention, but which detract from a harmonious community appearance.

## E. COLORS

If there is a single "Western town" color, it would be earthtone. This color-or range of colors from beige to gray-is natural appearing in many of the materials used in constructing the old West. Brick, made from adobe clay, was often used in early Acton and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western palette.

### Encourage

- Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (Simulated wood appearing products may be used in place of real wood.)
- Colors that are coordinated with neighboring building colors and materials.
- Subtle colors on plain surfaces of large structures.

#### Discourage

- Changing colors along the main surface of a single building facade. A single color-generally natural wood-creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

### F. MATERIALS

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early West.

The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

#### Encourage

- Use of materials available in the old West, such as pine lumber, river rock, and adobe.
- The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old West materials.

#### Discourage

- Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

### G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to a commercial district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of ~~Native~~—Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the architectural theme.

### H. EXTERIOR FEATURES

"Finishing touches" to the Western village architectural theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.HE (Exterior Lighting) and 22.302.060.IG (Street Improvements) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques which do not interfere with the Western motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

#### Encourage

- Western style accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or wooden-looking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.
- ~~Gas or gas-look lamps, or lamps which imitate the look of gas~~ **lamps**, where high visibility for safety is not a factor.
- The use of wood, wrought iron, ceramic, or other materials from the old West era.

#### Discourage

- Modern decorative materials such as neon and plastics.

(Ord. 2019-0004 § 1, 2019.)

DRAFT

22.302.010 Purpose22.302.020 Definitions22.302.030 District Map22.302.040 Applicability22.302.050 Application and Review Procedures22.302.060 Community-wide Development Standards22.302.070 Zone-specific Development Standards22.302.080 Area-specific Development Standards22.302.090 Modification of Development StandardsAPPENDIX I. ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES FOR COMMERCIAL AND INDUSTRIAL USES**22.302.010 Purpose**

We would like a definition of multi-purpose trail.

The Acton Community Standards District ("CSD") is established to protect and enhance the rural, equestrian, and agricultural character of the community and its sensitive features including ~~significant ecological areas, local vegetation, floodplains, hillsides, National Forest, archaeological resources, multipurpose trail system, and "Western frontier village, circa 1890's" ("Western frontier") heritage architectural themestyle.~~ The standards are intended to ensure reasonable access to ~~public riding and hiking trails,~~ and reflect the community's desire to minimize the need for installation of infrastructure such as sewers, streetlights, concrete sidewalks, and concrete flood control systems that would alter the community's character, ~~while providing for adequate drainage and other community safety features.~~

We disagree with this strike-out; we have a lot of concrete drainage facilities (like the volkswagon catcher on Crown Valley Road and the debris basins in Forecast) that are completely out of character so we need something to point to when Public Works proposes more inappropriate drainage facilities. It is already in the CSD so leave it alone.

**22.302.020 Definitions**

~~(Reserved)–The following terms are defined solely for this CSD:~~

**Gated or walled subdivision.** A subdivision that includes proposed fencing or walls along its perimeter ~~OR~~ restricted access. This definition excludes perimeter fencing for individual lots. A wall or fence along one side of the subdivision does not constitute a gated or walled subdivision.

**Perimeter fencing.** Fencing placed along a property line or following the general boundary of a property and within a required setback on a parcel intended for privacy or security. What was the motivation for adding this?

**Residential ranch entrance sign.** A freestanding sign that marks the entrance to a single-family residential use.

### 22.302.030 District Map

The boundaries of this CSD are shown on Figure 22.302-A: Acton CSD Boundary, at the end of this Chapter.

### 22.302.040 Applicability

This Chapter shall apply, as appropriate, to any land division, building permit for either a new structure or a specified addition to an existing structure, or grading permit, or removal of vegetation totaling over 10 percent of the gross lot area.

### 22.302.050 Application and Review Procedures.

~~A Ministerial Site Plan Review (Chapter 22.186) application shall be required for the determination of whether or not a proposed development complies with the provisions and development standards prescribed in this Chapter. (RESERVED)~~

### 22.302.060 Community-Wide Development Standards

~~Except where a more specific application is prescribed or prior to the approval of a new structure or addition to an existing structure where the cumulative area of all additions made after the adoption of this CSD adds at least 400 square feet to the footprint of either primary or accessory structures, an application in compliance with Section 22.302.050 (Application and Review Procedures) shall be submitted to assure compliance with the following development standards:~~

~~**A. Hillside Design Considerations.** Hillside resources are among the most important features of the Acton community. Hillside regulations shall be enforced by a specific written analysis in each case, demonstrating conformance with the following objectives. Development plans shall comply with the following objectives:~~

- ~~1. Preserve to the greatest extent possible existing natural contours and natural rock outcropping features. Structures and required provisions for access and public safety should be designed to minimize encroachment on such features by the use of such techniques as curvilinear street designs and landform grading designs which blend any manufactured slopes or required drainage benches into the natural topography;~~
- ~~2. Preserve to the greatest extent possible the natural silhouette in significant ridgeline areas. Significant ridgelines are the ridgelines that surround or visually dominate the Acton landscape either through their size in relation to the hillside or mountain terrain of which they are a part, or through their visual dominance as characterized by a silhouetting appearance against the sky, or through their visual dominance due to proximity and view from existing development, freeways and highways designated as Major, Secondary, or Limited Secondary on the Highway Plan;~~
- ~~3. While observing minimum lot area standards contained in this Chapter, cluster development where such technique can be demonstrated to substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features;~~

Code revisions under the ISHO eliminate the requirement that group homes and substance abuse recovery facilities be restricted to existing residential facilities. Therefore, and under the ISHO, new facilities for these uses will proceed in Acton without a site plan. that is one reason why we must keep the site plan requirement.



We oppose clustering for all the reasons we have already stated over the last 2 years and because the County has never implemented it properly because it has allowed developers to cluster improperly and create large premium lots (which have even been subdivided later!) Therefore, hillside development in Acton must not be clustered. Also, 11.104.050A shall not apply because you have provided no basis or justification for forcing property owners to give up 70% of their property.

- ~~4. Blend buildings and structures into the terrain by sensitive use of building setbacks, structure heights, and architectural designs; and~~
- ~~5. Minimize disruption of view corridors, scenic vistas, and adjacent property by the use of sensitive site design and grading techniques.~~

**A. Hillside Management.** In addition to the standards in 22.104 (Hillside Management Areas), development or projects within a Hillside Management Area shall cluster development or projects if doing so will substantially reduce grading alterations and contribute to the preservation of native vegetation and prominent landmark features.

**B. Preservation of Native Vegetation.** ~~Development plans shall emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. It is intended that equestrian uses such as stables and arenas which will result in vegetation removal be accommodated, provided the design of these uses does not create erosion or flooding potential that would create a safety hazard to structures or off-site property, as determined by Public Works. On any lot consisting of one acre or greater, the removal or destruction of native vegetation exceeding 10 percent of the lot area within any 12-month period shall require a Minor Conditional Use Permit (Chapter 22.160) application.~~

- ~~1. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application is require for any application involving grading (including brushing or vegetation removal to accommodate equestrian uses). A site plan for review must be included as part of the application. This information may be submitted in conjunction with other site plan information that may be required for the project. Within hillside areas, such application must comply with Chapter 22.104 (Hillside Management Area), which requires a Conditional Use Permit (Chapter 22.158) application for projects in hillside management areas. Such application shall not substitute for Oak Tree Permit (Chapter 22.174) application requirements. Material submitted shall include:
  - ~~a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;~~
  - ~~b. A landscaping plan supportive of this Subsection B showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Relandscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;~~~~

NO

- ~~c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and~~
- ~~d. Such other vegetation information as the Director may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.~~
- ~~2. Issuance Conditions. The Review Authority shall approve the application, with appropriate conditions, relating to this Subsection B only, for all or a portion of the proposed work when satisfied:~~
  - ~~a. That the performance of such work is consistent with the intent of this Subsection to preserve native vegetation;~~
  - ~~b. That such work will not result in a flood or erosion hazard to this or other properties; and~~
  - ~~c. That the proposed work conforms with the requirements of other laws or ordinances.~~
- ~~3. For commercial agricultural uses, relief from the standards of this Subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090 (Modification of Development Standards).~~
- ~~4. Exceptions. The provisions of this Subsection B shall not apply to, and a Minor Conditional Use Permit is not required for:~~
  - ~~a. The removal or reduction of vegetation for the purpose of complying with County regulations relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;~~
  - ~~b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;~~
  - ~~c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;~~
  - ~~d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and~~
  - ~~e. The selective removal or destruction of noxious weeds or plants which pose a hazard to animals.~~

1. Exceptions. The provisions of this Subsection B shall not apply to:

ADD AN ACCEPTION TO ALLOW THE REMOVAL OF NOXIOUS PLANTS

We must not be required to get an MCUP just to remove a field of fiddlenecks or other poisonous weeds.

Put this line from the existing CSD back in: For commercial agricultural uses, relief from the standards of this subsection B pertaining to replacement with native vegetation may normally be granted through the provisions of Section 22.302.090

- a. The removal or reduction of vegetation for the purpose of complying with other County regulations, including relating to brush clearance for fire safety. This exception includes not only required vegetation control around structures but also the creation and maintenance by a public agency of firebreaks used to control the spread of fire;
- b. The removal or destruction of vegetation on publicly owned rights-of-way for roads, highways, flood control projects, or other similar or related uses;
- c. The removal or destruction of vegetation by public utilities on rights-of-way or property owned by such utility, or on land providing access to such rights-of-way or property;
- d. Work performed under a permit issued for precautionary measures to control erosion and flood hazards; and
- e. Removal or reduction of vegetation for the purpose of establishing or expanding ~~agricultural uses, including~~ animal keeping, animal raising, or growing crops, permitted by this Title 22.

non-commercial

2. Application Required. A Minor Conditional Use Permit (Chapter 22.160) application shall also include:

- a. A description of the property, accompanied by a map showing the topography of the land and the location of any drainage courses; the location and extent of the proposed work and details of the precautionary measures or devices to be used to prevent erosion and flood hazards, including, if necessary, a drainage plan by a civil engineer showing routing of runoff, estimate of quantity and frequency of runoff, character of soils, and channel sections and gradients;
- b. A landscaping plan showing existing and proposed landscaping, acceptable to the Department. Such plan shall specifically identify California junipers, manzanita, Great Basin sage, and Joshua trees and generally describe the type and condition of native vegetation. Soil types shall be specified to assess the feasibility of revegetation. Re-landscaping of disturbed areas should emphasize the use of existing native, drought tolerant vegetation;
- c. A long-term maintenance program for all landscaping in the proposed plan, both undisturbed and revegetated; the program shall focus on revegetated areas and shall cover a two-year period; funding provisions for the maintenance program shall be specified; and
- d. Such other vegetation information as the Department may deem necessary to fulfill the purpose of protecting property and public safety and preserving the character of the Acton community.
- e. In addition to filing fees specified in Chapter 22.250 (Applications, Petitions, and Fees), the applicant shall submit a fee for review by the County Biologist.

require a site plan as part of the MCUP

Where are the provisions that address people who clear more than 10% without first getting an MCUP?

NO

You do not indicate the purpose or extent of the review, nor have you articulated the implications of the review or even what is being reviewed. We will never agree to this until it is explained and found to be acceptable. Incidentally, you do not need to pay the biologist to see if more than 10% of vegetation is being removed because it can be determined from County GIS satellite images.

3. Additional Findings for Minor Conditional Use Permits. In addition to substantiating the findings listed in Section 22.160.050 (Findings and Decision), the applicant shall also substantiate the following:
  - a. Development plans emphasize the protection of, and revegetation with, native vegetation, including the native plants, grasses, shrubs, and trees that intercept, hold, and more slowly release rainfall than bare earth surfaces.
  - b. The design of the project, including structures used to house animals such as stables and arenas, does not create erosion or flooding potential that would cause a safety hazard to structures or off-site property, as determined by Public Works.
4. Required Landscaping. Oleander shrubs shall not be used for any **required** landscaping or screening.

This makes it prohibitory throughout the CSD regardless if landscaping is required or not

**C. ~~Architectural Style and Project Design Considerations.~~**

1. ~~All uses in commercial land classifications in the Antelope Valley Area Plan and all nonresidential uses within Residential and Rural Land land classifications which are not accessory to residential structures shall:~~
  - a. ~~Not exceed a height of 35 feet except for chimneys and pole antennas, which may not exceed a height of 45 feet;~~
  - b. ~~Be designed in a "Western frontier village, circa 1890s style" in substantial conformance with the architectural style guidelines in Appendix I at the end of this Chapter and as maintained by the Department; and~~
  - c. ~~Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, or other improvements not contributing to the Western architectural design, such as satellite dish antennas. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. An exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.~~
2. ~~Restricted access subdivisions are prohibited.~~

**~~DC. Drainage.~~** The following provisions are intended to slow or reduce runoff from new development and protect and enhance the rural character of Acton. ~~In addition to existing~~ Notwithstanding other County standards for the control of runoff, the following standards shall be ~~observed~~ met:

1. The maximum impervious finished surface area for residential and associated accessory uses shall not exceed 10 percent for lots three net acres or larger; not exceed 21 percent or 13,000 square feet, whichever is smaller, for lots between one and one-quarter net acres and three net acres; and not exceed 42 percent or 11,000 square feet, whichever is smaller, for lots smaller than one and one-quarter net acres;

Why were a lot of the words changed when this section was moved?

2. ~~The m~~Maximum impervious finished surface areas for nonresidential uses shall not exceed:
  - a. 65 percent for open storage and homes for the aged;
  - b. 74 percent for hospitals, cemeteries, mausoleums, and mortuaries;
  - c. 82 percent for churches and schools; or
  - d. 90 percent for stores, office buildings, warehousing, manufacturing, storage, shopping centers, restaurants, service stations, parking lots, motels/hotels, kennels, lumber yards, professional buildings, banks, and supermarkets;
3. Partially impervious surfaces, such as perforated concrete blocks that allow vegetation growth, may be used where public safety is not a consideration, such as private patios and driveways; credit shall be given for the portion of such surfaces that are not impervious. This provision shall not be used to modify standards for parking surfaces required by Section 22.112.080 (Parking Design);
4. All residential buildings with rain gutters shall collect and direct all roof runoff towards permeable surfaces, rather than towards impervious surfaces such as paved driveways; and

Put this back in

- ~~5. This CSD discourages the use of concrete facilities to mitigate flood hazards; and~~
- ~~6. Flood hazard mitigation shall be consistent with floodplain management practices and existing drainage policies.~~
5. For the purposes of this Subsection C, covered shade structures totaling less than 1,000 square feet in area that do not have any walls and have pervious surfaces underneath shall not count toward the overall impervious surface area limit.

E. ~~**Billboards.** This CSD shall be designated a Billboard Exclusion Zone (Chapter 22.50).~~

**FD. Signs.**

- ~~1. Notwithstanding any other provision of this Title 22, all signs permitted by this Subsection F shall conform to the following:
 
  - a. Signage shall be unobtrusive and shall promote the style of the Western frontier architectural guidelines; and
  - b. Lighting shall be external, using fixtures designed to focus all light directly on the sign, and internal illumination shall be prohibited.~~
- ~~2. Except as specifically exempted by Section 22.114.030 (Exemptions), no sign, including those prohibited by Section 22.114.040 (Prohibited Signs Designated), shall be erected within this CSD except as provided for by this Subsection F.2:~~

We also want to add protective language for Acton that is similar to what other areas like East LA have which states that non-conforming signs shall not be modified, relocated, replaced, or re-established until the signs are brought into full compliance with the Acton CSD and the dark skies ordinance. This is critical because DRP constantly and wrongly approves revisions, modification, and expansions to nonconforming internally lit signs

- a. ~~Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building, including the roof, shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant;~~
- b. ~~Freestanding business signs, typically monument style, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet;~~
- c. ~~Residential ranch entrance signs, provided that only one span per lot shall be permitted for such signs, the top of each sign shall not exceed 20 feet from natural grade, and the surface areas of such signs shall not exceed 12 square feet; and~~
- d. ~~Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs).~~

MUST include a statement that signage shall be unobtrusive. We have had developers propose neon and brightly colored signs.

- 1. Signage shall not visually obstruct structural elements intended to comply with the Architectural Style Guidelines for Commercial and Industrial Uses ("Architectural Style Guidelines") and be in harmony with said guidelines; and
- 2. Prohibited Signs. In addition to those prohibited by Section 22.114.040 (Prohibited Signs Designated), the following signs shall also be prohibited within this CSD:
  - a. Outdoor advertising signs (billboards).
  - b. Roof signs.
  - c. Pole signs.
  - d. Internally illuminated signs.
- 3. No sign shall be erected within the boundary of this CSD except those listed in this Subsection D.4:
  - a. Signs specifically exempted by Section 22.114.030 (Exemptions).
  - b. Wall business signs, as provided by Section 22.114.110 (Wall Business Signs), except that no wall business sign attached to a building shall be higher than the highest point of the building, excluding chimneys and antennas. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant.

You have removed "lighting shall be external, using fixtures designed to focus all light downward directly onto the sign". PUT THIS BACK IN

You have changed the wording from the original and taken out the phrase "including the roof". Put this phrase back in.



- c. Monument signs, as provided for in Section 22.114.120 (Roof and Freestanding Business Signs), the height of such signs shall be limited to five feet measured from the natural grade at the base of the sign, and the maximum area of combined faces on such signs shall be limited to 100 square feet.
- d. Residential ranch entrance signs, provided that:
  - i. Only one residential ranch entrance sign be permitted per lot, with one additional sign for lots which have frontages wider than 200 feet;
  - ii. Residential ranch entrance signs shall only be permitted on lots of at least one gross acre in size and located in a Residential or Agricultural Zone;
  - iii. The maximum sign area for a residential ranch entrance sign shall be 20 square feet per sign face, with a maximum of two sign faces permitted;
  - iv. The maximum height for a residential ranch entrance sign shall be 20 feet from natural grade at the base of the sign;
  - v. Residential ranch entrance signs shall comply with all requirements of the Fire Code (Title 32) including requirements pertaining to fire apparatus access roads; and
  - vi. The required setback of a freestanding business sign as determined by Section 22.114.120.D (Location of Signs) shall apply to residential ranch entrance signs.
- e. Temporary, directional, informational and special purpose signs, as provided for by Sections 22.114.170 (Temporary Real Estate Signs), 22.114.180 (Temporary Construction Signs), 22.114.190 (Directional and/or Informational Signs), 22.114.200 (Special—Purpose Signs), and 22.114.210 (Temporary Subdivisions and Real Estate Signs) except that the following shall supersede the requirements of Section 22.114.170.A (Area Permitted):
  - i. Only one temporary real estate sign shall be permitted on <sup>the</sup> ~~a~~ property <sup>being sold</sup> at a time.
  - ii. Prior to posting such sign, the approval of the property owner shall be obtained in writing and be available for review upon request by the Department.
  - iii. Such sign shall contain the name and contact number of the person or company responsible for placing such sign ~~in addition to the address, or Assessor Parcel Number, of the property being sold.~~

Can you explain what this limitation actually looks like and what it restricts?

Can you explain what this limitation actually looks like and what this restriction means?

48 square feet is way too big.

iv. Maximum Sign Area. In Residential, Agricultural, Open Space, and Watershed Zones, the maximum sign area for a temporary real estate sign shall be six square feet per sign face. In all other zones, the maximum sign area for a temporary real estate sign shall be ~~48~~ <sup>24</sup> square feet per sign face.

Section 22.110.070B1 states the max height for a front yard fence is 3.5 feet. Does this mean that every fence in Acton will be limited to 3.5 feet?

GE. Fence Design. In addition to standards provided in Section 22.110.070 (Fences and Walls) ~~concerning the height of fences,~~ the following fence design features shall apply to the construction of perimeter fencing within a required setback:

1. Only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this Title 22; and
2. Except where otherwise required by this CSD, at least 70 percent of the entire fence, or a portion thereof, area shall be non-view-obscuring, evenly distributed horizontally along the entire length of said fence or portion thereof, no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid lineal sections must be primarily for structural purposes or provide minor architectural design features, and vertical support elements shall maintain a minimum distance of five feet apart.

Why was this line added?

Why 5 feet? where did this come from?

HF. Outdoor Lighting. ~~In addition to the existing standards for outdoor lighting set forth in Outdoor lighting shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District), the following standards shall apply.~~

a. Where outdoor lights are required, light fixtures in keeping with the Western frontier architectural style ~~will~~ shall be required.

b. Lighting for signage shall utilize externally mounted light fixtures designed to focus all light downward directly onto the sign in accordance with Section 22.80.080 (Additional Standards for Signs).

i. Street Improvements. ~~Street improvements shall complement the rural character of the Acton community and street lights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District):~~

1. ~~All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.~~
2. ~~Concrete sidewalks, curbs, and gutters will generally not be required on local streets. In all new land divisions, inverted shoulder cross-sections will be specified for local streets, unless an alternate design is necessary for public safety, as determined by Public Works. Curbs and gutters, or fencing with inverted shoulders, may be required where trail use is within the roadway easement.~~

**DO NOT REMOVE THIS LANGUAGE.**



~~J. **Trail Easements.** In reviewing and establishing design conditions for any land division, the Review Authority shall consider community trails objectives and whether or not they may be promoted or benefited by such division. Alternative proposals for trail easements consistent with community goals shall be developed and considered in conjunction with each land division.~~

~~3. Unobstructed multipurpose pathways for both pedestrian and equestrian uses should be developed in each new land division to the satisfaction of both Parks and Recreation and Public Works. Although alignments that are not adjacent to roadways will generally be preferred, road easements may be used when the Review Authority determines that other locations are inappropriate.~~

~~4. Any trail incorporated into a land division must contain a provision for participation in a community wide trail maintenance financing district or other appropriate financing mechanism; the district or other financing mechanism must be established prior to the construction of the trail.~~

~~5. Parks and Recreation will work with the community to establish an appropriate mechanism for financing trail maintenance.~~

**NO**  
G. **Trails.** Trails within this CSD boundary shall be regulated by the provisions of this Subsection and the Los Angeles County General Plan, Antelope Valley Area Plan and the Los Angeles County Trails Manual ("Trails Manual") maintained by Parks and Recreation. All projects consisting of new development or land division and requiring a discretionary land-use permit subject to Type II (Chapter 22.228), Type III (Chapter 22.230), or Type IV (Chapter 22.232) review shall require consideration for trail dedication and development in accordance with the County's Board-adopted regional trail network.

1. Trail Dedication

a. Required trail dedications and development standards shall be determined by Parks and Recreation in accordance with the County's Board-adopted regional trail network and Trails Manual.

i. Trails required by Parks and Recreation may include publicly-dedicated connector or feeder trail easements within or connected to the proposed development or subdivision where feasible;

ii. If a development or subdivision project proposes to modify an existing trail easement, the applicant shall obtain Parks and Recreation approval of such modification;

b. Trail Design and Location

i. A publicly-dedicated trail shall be designed to connect to an existing or planned trail alignment(s), pursuant to the County's Board-adopted regional trail network, and to provide connectivity to recreational uses such as open space areas, parks, trailheads, bike paths, historical trails or sites, equestrian and multi-use staging areas, campgrounds, and conservation areas, as determined by Parks and Recreation;

If we condition trails in Acton to comply with the Trails Manual then we will never get another trail in Acton. Also, trails are required in ministerial development per the AV Area Plan and the County General Pan

Trails are required regardless of whether or not they are mapped on the "Board adopted regional trail network"

You are going in the wrong direction and "doubling down" on the notion that only "adopted" trails will be obtained and only if Parks and Recreation says so. We are the "subject matter experts" when it comes to trails in Acton NOT PARKS AND RECREATION.

According to these requirements, a trail will only be secured if 1) Parks and Rec says ok; 2) it is designed in accordance with the trails manual; 3) it is constructed and maintained in accordance with the trails manual; 4) it is mapped. So, if a trail that the community wants does not meet all of these requirements, it will not be secured through easements and our community will not get the trail CORRECT?

ii. Trail design, construction, and maintenance shall be carried out in conformance with the Trails Manual; and

iii. Deviations from the standards set forth in this Subsection G or any applicable provision in the Trails Manual may be allowed based on unique site conditions, including steep topography, existing structures, trees, vegetation, or utility infrastructure, subject to review and approval of Parks and Recreation.

#### ~~K. Home Occupations~~

~~1. Application. Home occupations are permitted, subject to a Ministerial Site Plan Review (Chapter 22.186) application, to enable a resident to carry on an income producing activity, which is incidental and subordinate to the principal use of residential property, when such activity will not be disruptive to the character of the Acton community.~~

~~2. Additional Standards. Home occupation shall comply with the following standards:~~

~~a. The home occupation shall occur on a lot used primarily as the permanent residence of the person or persons operating the home occupation, and be secondary and incidental to the principal use of the lot, and not change the residential character and appearance of the dwelling unit;~~

~~b. Not more than two persons, other than resident occupants, shall be employed or volunteer their services on site;~~

~~c. The number of off-street vehicle parking spaces shall comply with Chapter 22.112 (Parking), as well as provide one additional on-site vehicle parking space, either covered or uncovered, for each employee or volunteer;~~

~~d. The combined floor area of the home occupation shall not occupy more than 20 percent of the total floor area of the residence (excluding accessory buildings) or 350 square feet, whichever is lesser;~~

~~e. No noise or sound shall be created which exceeds the levels contained in Chapter 12.08 (Noise Control) of Title 12 (Environmental Protection) of the County Code;~~

~~f. On-site signage or display in any form which advertises or indicates the home occupation is prohibited;~~

~~g. No sale of goods shall occur at the premises where the home occupation is located;~~

~~h. Business traffic shall occur only between the hours of 8:00 a.m. and 6:00 p.m. Home occupation related vehicle trips to the residence shall not exceed six per day; and~~

~~i. Approval of a home occupation shall require a covenant and agreement, in compliance with Section 22.222.260 (Performance Guarantee and Covenant).~~

~~3. This Subsection K shall not modify the provisions for on-site display, signage, and sale in any Agricultural Zone of products lawfully produced on such lot.~~

Please see our comments on the problems with the existing Home Occupation zoning ordinance and what must change to have it work in our community .

4H. Drive-Through Establishments. No new drive-through facility or service shall be permitted. For purposes of this Subsection 4H, the term "new drive-through facility or service" does not include those facilities or services which, prior to the effective date of this Subsection 4H, July 6, 2018, were: (1) lawfully established, in compliance with all applicable ordinances and laws; or (2) approved by the final decision maker, as set forth in Chapter 22.222 (Administrative Procedures).

I. Subdivisions. Gated or walled subdivisions are prohibited.

J. Highway and Local Streets.

1. Highway Standards.

We need to see what this looks like before we can agree

a. Routes shown on the County Highway Plan within the boundaries of this CSD shall use the alternate rural highway standards, except for locations where existing infrastructure or commercial and pedestrian traffic patterns are such that Public Works determines that curbs, gutters, and sidewalks are necessary for safety reasons or to provide pedestrian access compliant with the Federal Americans with Disabilities Act;

Does this mean that no horses are permitted on County Right of Way unless an encroachment permit is issued by Public Works?

b. Encroachments into the highway right-of-way are prohibited unless an encroachment permit is granted by Public Works, where Public Works will consider the potential impact that the encroachment will have on safe use of the highway right-of-way for temporary vehicle parking and pedestrian and equestrian movement and ensure, to the maximum extent feasible, that the highway right-of-way shall be clear of all obstructions including landscaping, trees, and other structures, which block safe pedestrian and equestrian movement on the highway right-of-way; and

c. If the vehicular right-of-way is not coterminous with the boundaries of the highway right-of-way, driveways may be permitted with an encroachment permit granted by Public Works into the highway right-of-way from a property line to provide access from that property to the vehicular right-of-way or paved highway. Such driveways shall be constructed with a non-slip surface, such as rough-broomed concrete.

2. Local Street Standards. The following standards shall apply to all local streets maintained by Public Works within this CSD boundary:

a. Local streets shall use the inverted shoulder cross-section and shall have a paved width of 28 feet, except for locations where additional pavement is required for geometric improvements by Public Works or where commercial, industrial, or institutional uses necessitate alternate designs, as determined by Public Works. This 28-foot width excludes any inverted shoulder or concrete flowline;

b. New curbs, gutters, and sidewalks are prohibited unless deemed necessary for the safety of pedestrian and vehicular traffic by Public Works after consultation with the Department; and

Clarify the configuration of the part where people will walk. What will it look like?

Add the requirement that street improvements must complement the rural character of Acton

- c. The encroachment and driveway provisions in Subsections J.1.b and J.1.c (Highway Standards), for highway rights-of-way, shall also apply to local streets.
- 3. Streetlights.
  - a. Streetlights shall be provided in accordance with the applicable provisions of Chapter 22.80 (Rural Outdoor Lighting District);
  - b. Streetlights shall complement, ~~where appropriate~~, the rural character of the Acton community and the architectural style guidelines in Appendix I at the end of this chapter; and
  - b. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility.

Take out the part that says "where appropriate". Streetlights must complement the rural character of Acton everywhere in the community.

**22.302.070 Zone-Specific Development Standards.**

(Reserved)

**A. Residential or Agricultural Zones**

- 1. Cargo Shipping Containers. Cargo shipping containers are permitted as an accessory use in the A-1 and A-2 zones with the approval of a Ministerial Site Plan Review (Chapter 22.186) application, in the quantities identified in Table 22.302.070-B, provided the following development standards are met;

Table 22.302.070-B: Cargo Shipping Containers

Net Acreage of Lot	Maximum Number Allowed
1 to < 5	1
5 to < 10	2
≥ 10	3

Per Mr. Kestler's request

2.5

- a. Size and Specifications. Cargo shipping containers shall not exceed 10 feet in height, 10 feet in width, and 40 feet in length.
- b. Location. Cargo shipping containers are prohibited in any required yard, or area where the parking of vehicles is prohibited under Section 22.112.040.C (Residential and Agricultural Zones).
- c. Placement and Separation. Cargo shipping containers shall be placed at least six feet from any structure or other cargo shipping container and shall not be stacked upon each other.
- d. Design. Cargo shipping containers shall be painted one uniform color, and not display any images or lettering on their sides, except for images or lettering providing safety information related to the contents stored within, or otherwise required by the County Code, or any other applicable federal, state, or local regulation.
- e. Screening. All Cargo Shipping Containers shall be screened to obscure view of the Cargo Shipping Container from outside of the subject lot.

WHY did you change this from before and where did all these additions come from? Explain this. Also Palo Verde and Desert Willows provide terrible screening.

i. Where a cargo shipping container is not screened from view by fencing, walls, hedges, or existing structures or earthworks, landscaping shall be used as screening material which shall include trees, shrubs, and other plant material that can screen the height of the cargo shipping container. All landscaping shall comply with all other applicable standards in this Title 22.

(1) Landscaping intended for screening shall include:

(a) Two rows of trees with other shrubs and plant material on any side of the cargo shipping container located less than 1,000 feet from a property line.

(b) At least one row of trees with other shrubs and plant material on any side of the cargo shipping container located at or more than 1,000 feet from a property line.

(2) Trees used for screening shall be placed no more than the minimum distance apart based on the median diameter of the crown of the proposed type of tree at maturity, or no greater than 20 feet, whichever is lesser.

(3) Trees used for screening shall be of an evergreen variety, or of the following species which are considered to visually screen:

(a) Palo Verde,

(b) Acacia,

(c) Smoke Tree, or

(d) Desert Willow

f. Safety and Maintenance. All cargo shipping containers shall be kept in a state of good repair, and any landscaping used as screening shall be kept properly maintained.

2. Home-Based Occupations. In addition to the <sup>revised</sup> standards for home-based occupations identified in Section 22.140.290 (Home-Based Occupations), the following standards shall apply:

a. A home-based occupation may be housed in a permitted accessory structure. Any automobile parking spaces required by Section 22.112.060.A (On-Site Parking) shall not be displaced by such use and shall be permanently maintained in accordance with Section 22.112.040.B (Permanent Maintenance Required).

## B. Rural Zones Commercial Zones

1. Height. No structure shall exceed two stories or 35 feet in height, whichever is lesser, except for chimneys, pole antennas, or other roof-mounted mechanical equipment, which shall not exceed a height of 45 feet.

2. Design

**ADD FAR RESTRICTION OF 0.20 PER THE AV PLAN**

Yes but also See the note on page 12 and comments submitted on Jan 29, 2021

- a. Structures shall be designed in a "Western frontier architectural style" in conformance with the Architectural Style Guidelines in Appendix I at the end of this Chapter and as maintained by the Department;
- b. Be designed to conceal from public view all external utilities, such as roof-mounted air conditioning or heating units, satellite dish antennas, or other improvements not contributing to the Western frontier architectural style. Solar panels that are designed as part of a roof line and blend with the overall roof appearance need not be concealed. In addition to other required material, an exterior architectural rendering, with materials and colors indicated, shall be submitted with any application request for structural improvements.
3. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.

**C. All Industrial Zones**

1. Height. The maximum height of structures in an Industrial Zone shall be two stories or 35 feet, whichever is lesser, except for chimneys, pole antennas, or other roof-mounted mechanical equipment, which shall not exceed a height of 45 feet.
2. Design. Structures shall be designed in a "Western frontier architectural style" in conformance with the following elements of the Architectural Style Guidelines in Appendix I at the end of this Chapter and as maintained by the Department;
  - a. Signs
  - b. Colors
  - c. Landscaping
  - d. Exterior Features, in areas visible to the public from any right-of-way.
3. Parking. In addition to standards in 22.112 (Parking), all provided parking for any subject use shall be located to the rear of an on-site structure in order to screen the parking location from view from the street.

Where is the CUP requirement we asked for in our our Nov 2020 letter for industrial outdoor storage uses?

This is a problem- the landscaping protections we want for outdoor storage are not in 22.22- they are in 22.140

4. Landscaping. In addition to standards in 22.22 (Industrial Zones), the landscaping standards and screening requirements prescribed for Rural Zones (22.24) in Sections 22.24.040.D and 22.24.040.G shall apply to Industrial Zones.

**22.302.080 Area-Specific Development Standards.**

Why are you taking this out? It seems that it should stay in.

~~Except as provided in this Chapter, all residential lots shall comply with the area requirements and standards of the applicable zone.~~ If any portion of a new lot, or an existing lot, as noted, is located within a Rural Land 1 (RL1), Rural Land 2 (RL2), Rural Land 10 (RL10), or Rural Land 20 (RL20) designated area, the following requirements apply:



From the beginning, we have asked for a restriction on the location of accessory structures because the county has been allowing people to put huge garages within 5 feet of the property line. Where are the provisions that address this problem.

A. **RL2, RL10, or RL20 Designated Area, Antelope Valley Area Plan Land Use Policy Map:**

1. ~~Minimum Lot Required Area.~~ New residential lots shall contain a gross area of not less than two acres and a net area of not less than 40,000 square feet. Lot sizes may be clustered in accordance with the Antelope Valley Area Plan, provided that no lot contains less than one acre of gross area and 40,000 square feet of net area, and provided the average gross area of all lots in a project is not less than two acres.
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection A.3, ~~below,~~ new residential lots shall contain an area ~~that which~~ is at least 165 feet in width and at least 165 feet in length (depth). This area shall begin no farther than 50 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area which has an average width of not less than 165 feet, including a minimum width of at least 165 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 165 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 50 feet from the property line. Side yards shall be a minimum of 35 feet from the property line.

B. **RL1 Designated Area, Antelope Valley Area Plan Land Use Policy Map:**

1. ~~Minimum Lot Required Area.~~ New residential lots shall contain a gross area of not less than one acre and a net area of not less than 40,000 square feet. No clustering of lots ~~sizes is permitted which~~ that creates lots smaller than the ~~minimum lot required area is permitted.~~
2. Lot Width and Length for Regular Lots. Except as otherwise specified in Subsection B.3, below, new residential lots shall contain an area ~~that which~~ is at least 130 feet in width and at least 130 feet in length (depth). This area shall begin no farther than 35 feet from the street right-of-way line and shall include the entire building pad.
3. Lot Width and Length for Irregular Lots. New flag and other irregularly shaped residential lots shall contain an area ~~with which has~~ an average width of not less than 130 feet, including a minimum width of at least 130 feet through the area containing the building pad of the primary residential structure, and a minimum length (depth) of not less than 130 feet.
4. Lot Setbacks. New and existing residential lots of sufficient size shall have required front and rear yards of not less than 35 feet from the property line. Side yards shall be a minimum of 25 feet from the property line.

**22.302.090 Modification of Development Standards.**

AGAIN - WE DO NOT WANT CLUSTERING BECAUSE THE COUNTY HAS NEVER DONE IT RIGHT AND IT HAS ALLOWED DEVELOPERS TO CLUSTER EVEN WHEN IT WAS NOT NEEDED OR APPROPRIATE

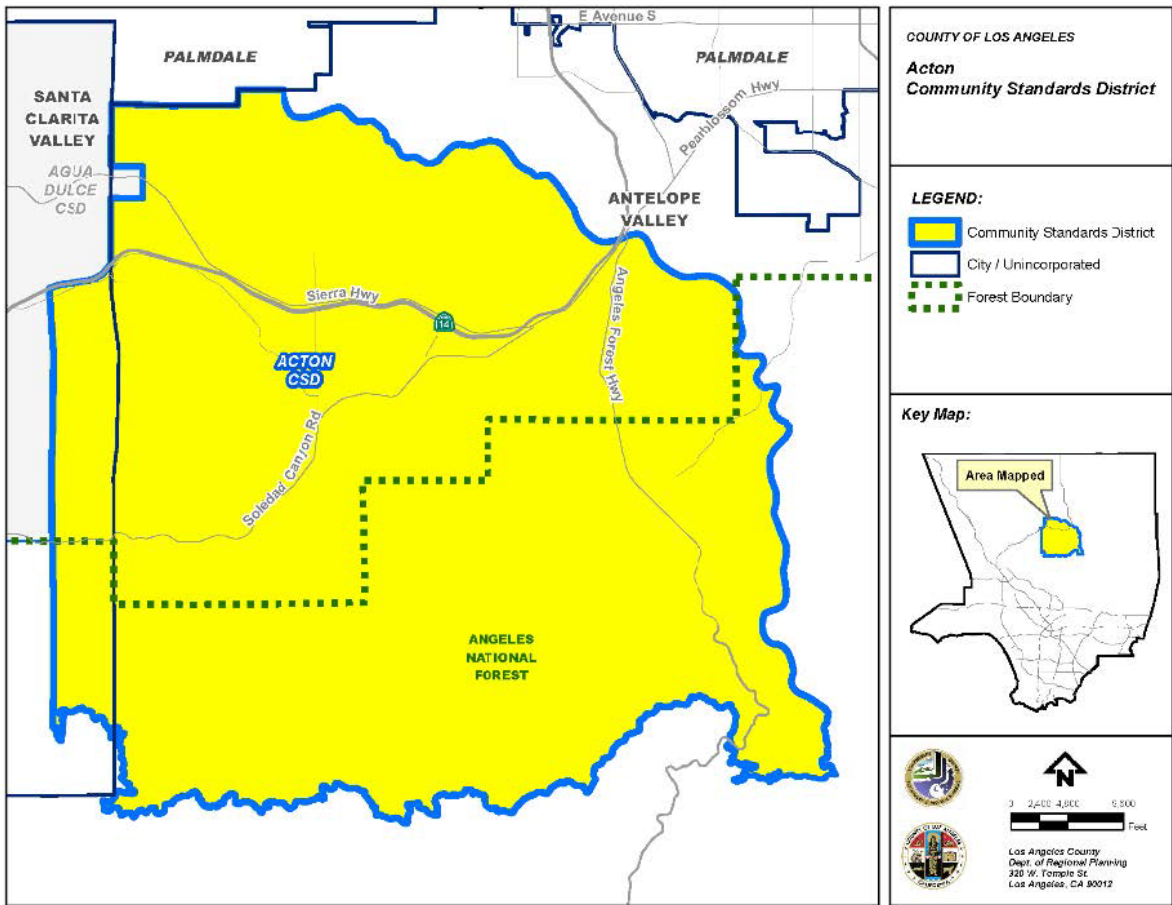


Modifications to any standards in this Chapter are ~~only available pursuant to the terms and conditions of~~ subject to a Conditional Use Permit (Chapter 22.158) application and shall be subject to additional findings:-

- A. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with purpose of this CSD; or
- B. There are exceptional circumstances or conditions that are uniquely applicable to the subject property or to the intended development of the subject property that do not apply to other properties within the area governed by this CSD.

DRAFT

**FIGURE 22.302-A: ACTON CSD BOUNDARY**



\\G:\THE\MAPS\_SERIES\Map\Bath\res\_documents\Map\_Dist\_CSD\_Acton

# APPENDIX I. ACTON COMMUNITY STANDARDS DISTRICT ARCHITECTURAL STYLE GUIDELINES FOR COMMERCIAL AND INDUSTRIAL USES

## I. Background

Acton is a rural community that began to develop in the 1800's as a center of gold and copper mining activity. By 1872, with the coming of the railroad and the development of large scale mining operations, Acton was a thriving community. In 1886 the Southern Pacific depot was established, bearing the name of Acton. For a short period of time, Acton with all its mines was an important town in the State of California. Several structures from this era remain. The 1878 school house now serves as a community church, and the 49er Saloon-remodeled and expanded, but retaining its "Western frontier village circa 1890's" ("Western frontier") architectural style-look -remains a community fixture. Bricks from the 1890 Acton Hotel have been incorporated into a community monument.

As the mining activity decreased at the turn of the century, the area changed to predominantly ranching activities. It is in keeping with this rich frontier mining town heritage that these Architectural Style Guidelines for Commercial and Industrial Uses areas have been established.

## II. Objectives

Section 22.302.060070.GB (Architectural Style and Project Design Considerations Rural Zones) and Section 22.302.070.C (Industrial Zones) of the Acton Community Standards District ("CSD") provides for the application of the Architectural Style Guidelines in Acton, primarily in for commercial AND industrially-zoned areas, as defined by the Land Use Policy Map for the Antelope Valley Area Plan. There are two distinct commercial areas: 1) "Old Town" south of the State Route 14 Freeway along Crown Valley Road and 2) the newly existing developing uses adjacent to the State Route 14 Freeway, particularly to the north. The objectives of the guidelines include:

— Identification and description of the qualities that which give a "Western frontier village, circa 1890s style" character to much of the existing commercial area—particularly the older development in the vicinity of Crown Valley Road and Soledad Canyon Road.

— Assistance in guiding and promoting architectural rehabilitation throughout Acton that is consistent with its Western frontier Heritage.

— Development of new commercial structures that promote and enhance the community's Western frontier Heritage architectural style character. why did you take out the word "character"? we like this word and it should be put back

## III. Guidelines

This entire CSD is intended to help preserve thea Western frontier architectural style of the desert community character. Vegetation, street improvements, trails, lighting, fencing, signage, building heights, setbacks, and other features of this CSD all complement the Western frontier architectural style appearance. The Architectural Style Guidelines are intended to guide put the finishing touches on the exterior appearance of the commercial and industrial uses community. The following guidelines provisions are to be used in designing all exterior improvements:

### A. Facades

PUT THIS BACK IN

- B. Roof forms
- C. Sidewalk coverings
- D. Signs
- E. Colors
- F. Materials
- G. Landscaping
- H. Exterior features: lights, railings, street furniture, etc.
- A. Facades

Building exteriors, particularly storefronts, are the most visible elements of a **commercial and industrial area** community. The surfaces, materials and colors that complement the overall architectural design create a visual statement as well as provide a framework for signage, landscaping, and street furnishings that can complete a desired appearance.

Lineal Design:

"Western frontier architectural style" **and industrial** town commercial structures have strong horizontal lines; parapets, signs, railings, balconies, sidewalk coverings, transom windows, and kickplates are typical lineal features. Projecting or recessed horizontal architectural or decorative features help create dimension and interest on a plain facade. While diversity—e.g. Victorian design—among individual stores is encouraged, horizontal lines can help create a cohesive community and encourage one's eyes to scan the entire area.

Encourage

- A predominating horizontal line along the top of the building facade.
- Alignment of tops of windows and door openings.
- The clear division of two story structures between the first and second floors.
- Second floor balconies and railings; their strong horizontal structure adds depth and visual interest.
- Horizontal lines that carry from one store or structure to the next.

Discourage

- Horizontal elements that do not involve structural features; a painted horizontal stripe, for example, should not be used where wood trim would create dimension and texture.

Entries:

Stores along a street with a "Western frontier architectural style" ~~street~~ typically have recessed entries. This feature draws a shopper toward the sheltered door area, which is generally flanked with display windows. This architectural characteristic is in contrast to modern commercial designs which generally align all storefronts and entrances along a straight walkway. **and industrial**

Encourage

- Recessed storefront entries. Side and rear entries may be in line with exterior walls.

- Wood-appearing frame doors with glass panes-particularly in the upper half of the door-and suitable hardware (typically brass hinges and handles or push plates). Wood-frame screen doors can be used.
- Double entry doors, while not necessary, are particularly inviting.

#### Discourage

- Use of bright aluminum, tinted glass and other modern doorway materials.
- Frameless glass doors.
- Security doors and grates.

#### Windows:

Windows ~~link the outside pedestrian with the inside business.~~ They provide a showcase for the merchant and can do much to invite sidewalk shoppers to enter an establishment. ~~Western frontier Village-type architectural style windows are would authentically be~~ multi-pane, with wood frames. While this look is preferred, larger single-pane showcase windows may provide a better display format and are acceptable; as long as the window frame has an appearance that blends with the overall facade, ~~window pane size will not be a judged factor.~~

#### Encourage

- Window designs that harmonize with those in adjacent structures.
- Kickplates that line the lower part of the storefront below the glass. Transom windows are a typical feature over the display windows.
- Use of clear glass or lightly tinted glass only; glass may contain suitable decorative etching.
- Use of shutters, louvers or interior blinds where privacy or restricted views are needed.

#### Discourage

- Design or alteration of window openings that are inconsistent with the architectural character of the building.
- Use of darkly tinted or reflective glass.
- Full length plate glass windows.
- Finished appearance that does not reflect intended architectural style design. Aluminum used for window and door frames, for example, is a modern-appearing material that is inappropriate.

#### Side and Rear Facade Features:

Structures in the commercial <sup>and industrial</sup> areas of Acton are often visible on all sides. Some establishments may permit access from other than the front entry. It is important that these facades be attractively maintained in character with the Western frontier architectural style theme. Utilities, trash bins, and other such features of rear and side areas should be covered or disguised in the same architectural style theme wherever possible.

## B. ROOF FORMS

Unlike residences of the by-gone Western frontier era with their pitched roofs, commercial and industrial buildings are known for their predominantly flat roofs flat-roofed appearance. Where pitched roofs exist, they are generally hidden from street view by either a parapet-an upward extension of part of the front wall-or a false front (with the exception of Victorian-style structures). While top roof lines can carry a horizontal theme around the commercial area, individuality should be encouraged; multi-height parapets and false fronts add variety. Special roof lines, raised heights, or other distinctive treatments are appropriate over major building entry points or corner structures.

### Encourage

- Predominantly flat roofs.
- Sloping roofs hidden from front view by parapets or false fronts with horizontal lines.
- "Accent" roof lines or other architectural features-higher than the surrounding roof lines-at corners and major entrances.
- Screening of roof mounted equipment (see Section 22.302.060.070.C-B (All Rural Zones) Architectural Style and Project Design Considerations) of this CSD).

### Discourage

- Sloped or pitched roofs-particularly those visible from street view, unless of Victorian design.
- Decorative roof elements that do not focus on corner or entry areas.

## C. SIDEWALK COVERINGS

Motion picture-created images of Western frontier era towns often portray hot, dusty main streets; a respite from the sun was found in the shade provided by coverings along the boardwalks. In Acton today, paved streets minimize the dust, and air conditioning provides ideal climate control. Sidewalk coverings, however, are still functional. In addition to reinforcing the Western frontier architectural style, they provide an invitation to window shoppers, protect window displays, and shield windows from the heat of the day, thereby conserving energy.

Sidewalk coverings are typically constructed of rough wood, supported by wooden posts. They may serve as second story balconies. Awnings can also be used, but should be of plain canvas-type material; rounded or scalloped edges, stripes or patterns are not appropriate. Where posts are used, wooden railings would complete the boardwalk area.

## D. SIGNS

Signage controls can "make or break" the visual image of an area commercial community. This feature of the Acton community is so important that Section 22.302.060.FD (Signs) of this CSD contains specific regulations designed to prevent the use of modern signs.

The primary function of signs in Acton is to effectively identify business locations. Signs should not be used for advertising, unless based on verifiable authentic Western frontier era designs. Even then they must either conform to Section 22.302.060.F-D (Signs) or

undergo appropriate variance approvals. The following signage features supplement the requirements of Section 22.302.060.FD:

#### Encourage

- Flush-mounted signs, often within a recessed area on a parapet.
- Hanging signboards, either parallel or perpendicular to the building facade.
- Signs related in size, character, and placement to other building elements.
- Graphics and lettering styles that are appropriate to the Western frontier architectural style motif. Signs for most franchises and chain stores will require redesign.
- Icon signs that illustrate the type of merchandise or service.

#### Discourage

- Signs that obscure all or part of a significant architectural feature.
- Garish colors that may attract attention, but ~~that~~<sup>which</sup> detract from a harmonious community appearance.

### E. COLORS

If there is a single "Western frontier town" color, it would be earthtone. This color, or range of colors from beige to gray, is natural appearing in many of the materials used in ~~constructing the old Western frontier era~~. Brick, made from adobe clay, was often used in ~~early Acton~~ this era and is also an appropriate color. Brighter primary paint colors were available and were often used for signs and on metal surfaces to prevent rust. "Pastels" and "neons" are inappropriate colors in the Western frontier era palette.

#### Encourage

- Natural wood-look and brick tones as the predominant materials/colors of the commercial area. (~~Simulated wood appearing products may be used in place of real wood.~~)
- Colors that are coordinated with neighboring building colors and materials.
- Subtle colors on plain surfaces of large structures.

#### Discourage

- Changing colors along the main surface of a single building facade. A single color, generally natural wood, creates unity; individual stores can be differentiated by accent colors, parapets, signage, and other distinguishing features.

### F. MATERIALS

Finished appearance is more important than the use of "genuine, authentic" materials. Available materials of the day (late 1800's) consisted primarily of wood, adobe, brick and stone. Modern materials are available that simulate these textures are available, and are generally acceptable in new or rehabilitation construction. Even concrete blocks can be used if faced with adobe-resembling stucco, for example, or covered entirely with vegetation. "Assembly" of these materials should reflect the building techniques and tools employed in the early Western frontier era.



The chosen materials should be consistent with the structure; sidewalks, for example, would originally have been either boardwalk or stonewalk. Today, those materials would be welcome, although modern materials such as concrete may be used to replicate such appearances through special colorings and installation techniques.

Encourage

- Use of materials available in the old Western frontier era, such as pine lumber, river rock, and adobe.
- The adaptation of modern materials such as plastic, concrete, and aluminum to resemble old Western frontier era materials.

Discourage

- Modern materials that retain a contemporary appearance; painted metal "pipe" railings should be avoided in favor of wooden hand rails, for example.

## G. LANDSCAPING

Vegetation can provide an attractive, inviting and unifying element to an commercial area district. Trees provide welcome shade in a desert community such as Acton. Trees and shrubbery can cover vacant areas or unattractive features such as utility installations and rubbish disposal areas, and can soften the hard appearance of parking lots. Planter boxes along storefronts can be a very decorative feature.

Section 22.302.060.B (Preservation of Native Vegetation) of this CSD emphasizes the preservation and use of high desert native vegetation. A commercial landscape palette must conform to these requirements, which will ensure compatibility of the vegetation with the Western frontier architectural style architectural theme.

## H. EXTERIOR FEATURES

"Finishing touches" to the Western frontier village architectural style theme must consider all the exterior features, both functional and decorative. Lights and lamp posts, railings, trash receptacles, benches, and hitching posts would all be common to Acton commercial areas and in plain view. Sections 22.302.060.HE (Exterior Lighting) and 22.302.060.IG (Street Improvements) of this CSD establish general requirements for outdoor lighting. Modern lighting techniques that ~~which~~ do not interfere with the Western frontier architectural style motif may be used.

Utilities should be hidden from view wherever possible. Air conditioning units, for example, should ideally be roof-mounted. Room air conditioning units should never be installed in the front facade; the rear wall is generally preferable, with side walls acceptable.

Encourage

- Western frontier architectural style features accessories such as sidewalk railings and hitching posts (which should be located to protect horses from motor vehicles). Cast iron-type benches and wood or wooden-looking trash "barrels" are appropriate and functional. Wagon wheels are a popular decorative item.

- ~~Gas or gas-look lamps,~~ or lamps that imitate the look of gas lamps, where high visibility for safety is not a factor.
- The use of wood, wrought iron, ceramic, or other materials from the ~~old~~ Western frontier era.

Discourage

- Modern decorative materials such as neon and plastics.

(Ord. 2019-0004 § 1, 2019.)

DRAFT

**From:** [Acton Town Council](#)  
**To:** [Zachary T. Likins](#); [Acton Town Council](#); [Termeer, Donna](#); [Bostwick, Charles](#)  
**Cc:** [Richard Marshalian](#)  
**Subject:** A path to secure trails in Acton via the Acton Community Standards District  
**Date:** Thursday, October 22, 2020 11:58:46 AM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Likins;

Mr. Marshalian from the Department of Regional Planning provided your name and contact information and suggested we coordinate with you to address various issues pertaining to trails in the Community of Acton and their relation to critical revisions to the Acton Community Standards District that are currently under review. Can you perhaps spare some time to discuss these issues with us? If so, kindly let me know a few dates and times that will work for you, and I will coordinate with the other members of the Acton Town Council to see which dates and times will work for them.

Thank you for your time and assistance.

Sincerely,  
Jacqueline Ayer  
Correspondence Secretary

**From:** [Gary Lubben](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Acton Community Standards District  
**Date:** Monday, September 23, 2019 11:05:38 AM

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**CAUTION:** This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

I realize that I have waited too long to respond to the request for community input for the Acton CSD, but I wanted to at least make a last effort to be heard. We are 18 year Acton residents, we built our custom home, and I am a Real Estate Broker and past President of the Chamber of Commerce here.

During these years I tried to be a part of the Town Council but could not be a part of something so one sided. My main concern now is that a small number of vocal and influential residents are trying to shape Acton into their view of what it should be and I do not believe that model is healthy for us.

Information provided to the County a couple of years ago about how residents wanted to see our community grow was based on a local survey posted in a community publication. There were questions about business growth, mostly about fast-food restaurants and “Drive-Throughs”. I tried to respond but the survey was so one-sided it was impossible to answer any of the questions with a dissenting opinion.

Any data from that survey is totally biased and useless.

My position is that Acton is by definition a Transportation Corridor (Truck Stop, Freeway, Train Station, and possible High-Speed Rail) and it will always be that way. The development of Commercial Property in this corridor is nearly impossible due to misleading community input and dissenting views of a minority.

The result I see from this is that owners of Commercial Property that can't get approval to build are resorting to turning their land into Storage Lots for just about everything. Soon, I fear, Acton along Sierra Hwy., will begin to look like Sierra Hwy. in Santa Clarita (all storage, repair, and heave equipment repair businesses).

This town will basically be divided by a rust belt of storage and other non-tax revenue producing activities.-

Lastly, the idea of not allowing businesses with Drive-Throughs is archaic. There are hundreds of families in Acton with small children, retirees, and disabled vets that can benefit from the ease of using a drive-through for food, medicine, banking, and anything else that makes sense. Dis-allowing a restaurant because it has a drive-through is basically inconsistent with modern life and narrow minded.

A real, unbiased, survey would shed light on many of the ways we can grow and still keep Acton as Rural as possible. I'll bet the High School could provide the resources to develop and conduct such a survey.

Because we are a Transportation Corridor businesses with visibility form the freeway will

always attract some traffic and I think we need to embrace the opportunity to provide profit based business that generate tax revenue. An example of good use of tax dollars would be to build a brick & mortar high school and get rid of the prison-like school we now have.

Gary H. Lubben

661-816-7759

GaryLubben@Antelecom.Net

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#)  
**Subject:** Acton CSD Concept Draft Comments  
**Date:** Thursday, October 18, 2018 7:52:14 PM  
**Attachments:** [Initial Concept Draft - Acton CSD DRAFT released Oct 2018 ATC COMMENTS.pdf](#)

---

Hi Richard!

The ATC CSD committee met yesterday re the Concept Draft and we had some recommended revisions - they are attached. It was a little difficult fitting the edits into the pdf, but we used highlight to help clarify. Please let me know if you have any questions or concerns or cannot properly read the attached.

Thank you  
Jacqueline Ayer  
Correspondence Secretary

**From:** [Acton Town Council](#)  
**To:** [Acton Town Council](#); [Richard Marshalian](#); [Mark Herwick](#)  
**Subject:** Acton CSD inquiry from a resident of Acton  
**Date:** Thursday, February 4, 2021 6:32:58 PM

---

**CAUTION: External Email. Proceed Responsibly.**

Hello;

I just received a phone call from a resident expressing concern that the new CSD will prevent the use of chain link for perimeter fencing in Acton. It was my understanding that chain link is allowed in Acton under the "wire" category of open-type perimeter fencing. Is my understanding correct? And, is chain link prohibited under either the existing or the draft revised CSD?

Thank you

Jacqueline Ayer

**From:** [Acton Town Council](#)  
**To:** [Mark Herwick](#); [Richard Marshalian](#)  
**Cc:** [Termeer, Donna](#); [Bostwick, Charles](#); [Acton Town Council](#)  
**Subject:** Acton CSD meeting December 14, 2020  
**Date:** Wednesday, December 16, 2020 5:53:52 AM

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**CAUTION: External Email. Proceed Responsibly.**

Good Afternoon,

The ATC CSD Committee would like to thank you for your time yesterday. We appreciate all the deep thinking you did on the letter we sent in November. We have reviewed our notes from yesterday and recognize the comments we made directly on the draft ordinance and sent last week may have not have been provided early enough to be integrated into their consideration of our discussion yesterday. Almost everything was covered with the exception of a few items I have listed below.

1. Page 1- definition of multipurpose trail
2. Page 3- #3
3. Page4 - #4e
4. Page 5- #2e, #3a, C1, C2
5. Page 6 - D1a, D2a
6. Page 7 - #4di, #4diii
7. Page 8 - #4dvi, E Fence Design, #2
8. Page 9 - I #2
9. Pages 11 and 12 - the questions in Highway and Local Streets
10. Page 13- The question about FAR
11. Page 14 - Area Specific Development Standards question.

We look forward to hearing from you on these items.  
Thank you again for yesterday and all your work.

Sincerely,  
Kelly Teno  
Acton Town Council CSD Chairman



**From:** [Acton Town Council](#)  
**To:** [Richard Marshallian](#)  
**Cc:** [Edel Vizcarra](#); [Termeer, Donna](#); [Bostwick, Chuck](#); [Amy Bodek](#); [John Wicker](#); [Alina Bokde](#); [Mark Herwick](#); [Kristina Kulczycki](#); [Tahirah Farris](#); [Robert Ettleman](#); [Aqua Dulce Town Council](#)  
**Subject:** Acton CSD revision effort  
**Date:** Friday, December 6, 2019 9:44:20 AM  
**Attachments:** [comment on CSD update process and trail strategy FINAL signed.pdf](#)

---

**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Marshallian

Attached please find a letter from the Acton Town Council regarding recent clarifications made by the Department of Regional Planning regarding the Acton Community Standards District revision process.

Sincerely

Jacqueline Ayer

Correspondence Secretary



been ignored. No maximum number of RV's, Container amount per property was not adjusted, Trails section J was omitted and it is solely on Parks and Rec who have not integrated any of our requested safety concerns with their master AV Trails Maps, Streetlights are now the norm?

**From Jacqueline Ayer to Everyone: 06:37 PM**

the standard is the impervious surface area, set backs, etc  
the site plan will not be required once you remove that requirement

Please point to the section of the County Code that implements the AV Plan requirement that all new commercial and industrial developments shall be connected by trails

Are you asking? You need to unmute me

Are you looking for a response? if so, you have to unmute me

You do that in Acton because it is required. If you take out the site plan requirement, there will be no site plan required.

We don't want to be "synced up". We want our community to reflect us and not everyone else.

We have blacksmiths here. Blacksmithing is not allowed in the home based businesses code section.

Actually, Home-based business restrictions are not limited to just residential zones - you said before that they apply to ag zones in Acton.

**From John "JK" Kestler to Everyone: 06:41 PM**

Can I be unmuted?

**From Jacqueline Ayer to Everyone: 06:41 PM**

Parks and Rec has never talked to us about any trails issues  
EVER

**From Tahirah Farris to Everyone: 06:44 PM**

Please email [mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov) regarding the RVs on lots.

**From Jacqueline Ayer to Everyone: 06:46 PM**

We have told DRP over and over about RVs on lots not connected to septic all over Acton. We have told DRP several times that numerous property owners have told us they are grading spaces on their property to rent them out to RV dwellers. Nothing changes.

**From Tahirah Farris to Everyone: 06:47 PM**

Thank you. We'll share information with Enforcement. If you have specific sites with

addresses, property APNs, or nearest intersections, that would be most helpful.

**From Jacqueline Ayer to Everyone: 06:52 PM**

Regarding trails: can you please point to the section of the County Code that implements the AV Plan requirement that all new commercial and industrial developments in Acton shall be connected by trails?

Street lights are supposed to be discouraged because that is what the AV Plan says. Where is that implemented in the Code?

The AV Plan requires that all businesses be local serving. Where is that implemented in the County code? The only way local commercial businesses can be deemed local serving is if they are equipped with equestrian trails and hitching posts. Where is that required in the code?

What you said does not make sense.

**From John "JK" Kestler to Everyone: 06:52 PM**

I'm muted again

**From Jacqueline Ayer to Everyone: 06:53 PM**

I can explain how it does not make sense if you unmute me

**From John "JK" Kestler to Everyone: 06:53 PM**

New Question: How can we require Parks and Recreation to consider the ATC concerns? What is our recourse if they don't?

**From Jacqueline Ayer to Everyone: 06:58 PM**

Trails connecting businesses is not a goal in the AV Plan - it is mandatory because it says "Shall".

We have not had any meetings or discussions with parks and recs about trails other than the intro meeting months ago.

The County General Plan states very clearly that trails are to be obtained regardless of whether they are mapped.

"That subject aside"! that is the most important subject!

**From John "JK" Kestler to Everyone: 06:59 PM**

Can I be unmuted to comment to Mark?

**From Tahirah Farris to Everyone: 07:00 PM**

You should be unmuted now, John.

**From John "JK" Kestler to Everyone: 07:06 PM**

Acton is very unique. That is why we love it here!

**From Kate O'Mara to Everyone: 07:13 PM**

Is it possible to have a caveat or exceptions for Acton specifically on particular issues?

**From Tahirah Farris to Everyone: 07:14 PM**

Can you elaborate on that question, Kate? Are there examples you are thinking of?

**From Kate O'Mara to Everyone: 07:15 PM**

I'm just thinking that Jacqueline's issues are not being addressed in a meaningful way. Is there a way to address the trails and development issues with an exception for Acton?

**From John "JK" Kestler to Everyone: 07:15 PM**

Jackie. I absolutely LOVE your passion and that you fight for us THANK YOU!

**From Tracy to Everyone: 07:17 PM**

Chuck, I hope you report back to Supervisor Barger that rural town councils are falling apart--our town council is 1 that is still holding it together bc of these VOLUNTEERS--the Supervisor's Office needs to work with this community and having 'charging cell phone sites' isnt going to cut it

**From Tahirah Farris to Everyone: 07:17 PM**

Thank you for the clarification, Kate. That is what we're hoping to work on with Parks and Rec.

**From Kate O'Mara to Everyone: 07:17 PM**

Spectrum has a bottleneck. I've been calling to get the maintenance crews out here to upgrade the old cable lines.

**From Jacqueline Ayer to Everyone: 07:24 PM**

Actually, when it comes to trails in Acton, WE ARE THE SUBJECT MATTER EXPERTS - not Parks and Rec.

Here is the root of the Problem: The AV Plan states on page IMP-6 that GP Goals and Policies will be implemented through the CSD, but you are telling us that the trails and local serving uses and non-urban facilities and other issues set forth in AV Plan policies will not be addressed in the CSD.

**From John "JK" Kestler to Everyone: 07:31 PM**

I read this in the 20 minutes before the meeting. Thank you ATC for sending me the email.

Can you paste a link here to this document draft so that I can copy and paste to our Acton Community News on Facebook?

**From Tahirah Farris to Everyone: 07:32 PM**

Here is the link to the draft CSD: <https://planning.lacounty.gov/site/avcsd/wp-content/uploads/2021/01/Clean-Proposed-Final-CSD-Draft-2021.01.20-1.pdf>

And a link to the project page for Acton: <https://planning.lacounty.gov/site/avcsd/acton/>

**From Tracy to Everyone: 07:33 PM**

Zooms,,FB Live WebEx- dont work for many in the community bc of the low bandwidth--we simply dont have great internet-- and virtual meetings during the day dont work bc our KIDS are on the internet trying to distance learn--so we need to have a 'protest meeting' during the day like we have in the past-but now with the time change we cant meet at 6pm at the park

**From John "JK" Kestler to Everyone: 07:37 PM**

Mark, I disagree. I did not see a revision at all that was based on our previous conversations!

**From John "JK" Kestler to Everyone: 07:53 PM**

I can Volunteer to post on all the community Facebook sites the next meetings for the ATC.

**From Tracy to Everyone: 08:01 PM**

Wednesday the 27th at 2pm there is the Red Rover Mine meeting

**From:** [Deven Chierighino](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** COMMENTS ON ACTON CONCEPT DRAFT  
**Date:** Wednesday, July 31, 2019 4:58:48 PM

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Good Afternoon,

With regards to:

**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 for filming should not impact neighbors. If impacts are not able to be mitigated, nighttime filming should be prohibited.

As the owner of an 80-acre ranch in the Acton area since 1958 and also a Location Manager in the entertainment industry I understand some of the concerns about "filming standards" but not to the restrictions that have been proposed by, mostly in part, by a very few people making their complaints known ESPECIALLY when these "few" do not live "anywhere near" where filming is being permitted through Film LA.

I would very much like to speak with someone regarding this matter to discuss how the restrictions imposed on filming, from a property owners perspective, and from a professional position within the filming community and how we can come to an amicable change that will help us all.

There are a few other issues and questions about the Concept Draft that I have, but having only 3 minutes left to comments before the deadline, I'll stop for now as I just recently became aware of these issues first-hand when I was approached about filming on my property and found out about these new restrictions that have already been imposed.

Thank you!

Best Regards,

deven

**DEVEN CHIERIGHINO**

location scouting & management

661.312.2005 m | 800.524.9812 Efax

[devenchierighino@gmail.com](mailto:devenchierighino@gmail.com)



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**From:** [Blake Micale](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Community issues in my area  
**Date:** Tuesday, July 30, 2019 11:16:41 AM

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To Whom it May Concern,

Hello AVCSDS, I understand you are reaching out to the community for input. I appreciate that kind of outreach and would like to submit some thoughts regarding my part of the community.

My wife and I live at 5604 W. Avenue W-14. And one of my issues is signage. If you head up Hubbard Road, from Santiago/Escondido Road, in 2 miles you reach the 3-road intersection of Hubbard Road, Hughes Canyon Road (to the left) and Merritt Road (to the right), yet, there is No Sign for Merritt Road there. Not good. Head down Merritt Road and you come to the first intersection of Merritt Road and Avenue X. Yet this sign is also easily missed by people trying to navigate through the area. There are 2 signs for Avenue X, on the same pole, one is a hand painted black paint on dark brown wood. Impossible to see at night. The other is dingy white letters on a black sign, which looks quite old, and easy to miss. Getting the standard blue sign with white reflective names, on this type of signage that Acton provides for private roads in the same area would be great. Continuing down Merritt Road to the next intersection, is my road, West Avenue W-14 (is there an East Avenue W-14? Or even a W-13, W-12, W-11, etc...? Why this name for a road that's supposed to elicit the beauty that defines Acton? Can this name be changed?) Anyway, again, same older style sign, with white lettering on black. A newer style sign would be much appreciated.

I contacted Acton City Road Maintenance asking if they had any way of providing the newer type of signage, they said they did not. 2 individuals with Acton City Road, suggested that I could just put up a sign. I said, "Seriously? You would allow me to put up a 10' by 10' neon sign, poorly fastened to a temporary pole, that could blow over onto a car or a horse, in the first stiff wind of winter? I can do that?" Naturally they said "No", in which case I followed up with, "Exactly. There must be standards for neighborhood signage, for style, consistency of design, and safety. You can't suggest that I put up a sign now, can you?" Yes, this from the Acton City Road Maintenance people.

And speaking of roads, the quality of the roads. Why does Hubbard Road just arbitrarily end the paved section, and then an un-maintained dirt road begins? Why at that point, and not say 100 feet farther, or 100 yards farther? Do we of the community not pay taxes for road maintenance, yet the neighbors on the paved side do pay taxes? How does that work? Of course, we could pay to pave the road, like Mountain Shadow Road residents recently did. But then let's say I got together with my neighbors to pave Merritt Road, and West Avenue W-14 (or W14 as some maps suggest, sigh) and then we make it a Toll Road to be paid by Electric Company crews, Trash Collection crews, Propane or Water delivery people, UPS and Fed EX drivers, Police, Fire, or other Emergency crews, would that be right? They use the roads, but why don't they contribute to the maintenance of the roads they use and ruin, as in the case of Waste Management trucks who have wrecked my area of the road. Yes, it's a problem.

I recently had to contact the Sheriff's department to have a car come out to our house, so we could give a report about a break-in to one of our cars. I got a call from the deputy, who was somehow lost on Jones Canyon Road, because that's how the GPS maps tell people how to get to our house. I can't even believe how many times Delivery company trucks get lost or stuck coming to our house using GPS. Epic Fail. And yes, Hubbard Road to Merritt

Road is easy, no issues. But this is not how it works? Is it because of lack of signage? Lack of road maintenance? Or God knows what, but it is a serious problem, and it needs to be addressed!

One final thought. Does anyone have a problem with Verizon, or other any other cellular phone companies serving our community, regarding degraded reception? It has gone from bad to almost unusable. Is this something that AVCSDS can have influence with these companies to add towers or increase power to the towers they have? When we first moved in in 2016, it wasn't even a consideration, it wasn't nearly the issue it is now. Are others affected in our community? We sure could use some help, a voice for the voiceless, pun intended! And yes, I have called Verizon, and the FCC, all to no avail.

Thank you for listening, I would love to hear from you regarding these issues.

Sincerely,  
Blake Micale

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#); [Mark Herwick](#); [Acton Town Council](#)  
**Subject:** Concerns with outdoor storage facilities  
**Date:** Tuesday, November 3, 2020 10:41:03 AM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Marshalian and Mr. Herwick;

The ATC received an email from a resident a few weeks ago about noise problems created by what was supposed to be an outdoor storage facility, but in reality appears to be more of a trailer terminal (but without the loading and offloading of passengers or goods). Apparently, truckers come and go at all hours to pick up their rigs and rumble through the surrounding residential areas; perhaps this is to be expected when land use decisionmakers authorize a narrow and long stretch of industrially zoned properties in the middle of existing residential areas without any buffers. The email we received states: "The road I am referring to is Santiago. The trucks are coming from the lot adjacent to La Cabana. They start at 3:30 in the morning and continue to fly up and down the street all day long. The bouncing and banging is ridiculous..... I have followed them and they either are going North on the 14 or they go South on Sierra Hwy,.... Let me know if anything can be done to stop this excessive noise day after day."

Starting a few years ago, the Community of Acton began having extensive problems with new outdoor storage facilities cropping up everywhere in town that were approved without complying with required screen fencing, landscaping, setbacks, lighting, building permits, etc. They have also been approved without "line-of sight" analyses or other traffic impact reviews and have caused terrible accidents here when slow moving vehicles maneuver onto or off of the two-lane Soledad Highway during prime commute hours with drivers zipping around them at 70 miles per hour. We never had problems with these facilities before, but starting several years ago, they became a problem. Now, apparently, at least one of them operates 24 hours per day in almost a "terminal" capacity. This does not work for our community; such uses have to be subject to enforced conditions in order to not become a detriment to our town. Therefore, the ATC CSD Committee will seek to add to the CSD the requirement that all outdoor storage facilities be subject to a minor CUP requirement to ensure that they "fit" in our town. I wanted to give you a heads up on this so you will not be surprised when you receive our letter later this week.

Thank you  
Sincerely,  
Jacqueline Ayer  
Correspondence Secretary

**From:** [nunya buisness](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Filming and csd in Acton  
**Date:** Tuesday, June 4, 2019 6:47:55 AM

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The issue with filming is that Jacki Ayer and Chris Croisdale are bullies and have personal vendettas they are trying to satisfy while using the county as a vehicle to do so

Amanda Violet Hayes  
(661) 903-2513

**From:** [mscan SCANTLIN](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Filming in Acton  
**Date:** Tuesday, June 4, 2019 6:30:15 PM

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To Whom it may concern:

We are residents of Acton California and support filming in our area.

Mark and Debbie Scantlin  
5110 Shannon View Rd  
Acton, Ca 93510

**From:** [Patti Duce](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Filming in Acton  
**Date:** Tuesday, June 4, 2019 6:46:02 PM

---

Please continue to make Acton a film friendly community benefiting the many business in the area allowing for residents to have nice gas station, stores and restaurants.

If you are want to know what kind of impact filming has in Acton ask the film companies to tell you how much they spend locally.

Patti  
Patti Duce  
9857 Sierra Hwy  
Agua Dulce, CA 91390  
323.493.2300  
[pattirduce@gmail.com](mailto:pattirduce@gmail.com)



**From:** [DRP AV Community Standards Districts](#)  
**To:** [Richard Marshalian](#)  
**Cc:** [Mark Herwick](#); [Kristina Kulczyk](#)  
**Subject:** FW: Acton Community Standards District  
**Date:** Tuesday, September 24, 2019 1:12:24 PM

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Just fyi in case you didn't see this email in our AV CSDs inbox regarding Acton drive-thru amendment.

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**From:** Gary Lubben [mailto:[garylubben@antelecom.net](mailto:garylubben@antelecom.net)]  
**Sent:** Tuesday, September 24, 2019 10:34 AM  
**To:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>  
**Subject:** RE: Acton Community Standards District

**CAUTION:** This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

My comments actually apply to both activities, at least in part. I appeared at the Primo Burger hearing on its proposed Drive-Through last year and the comments I made then are the same as are written in this email.

Regarding the hearing tomorrow about Drive-Throughs in Acton. Attempting to restrict/eliminate a common form of food/customer service should be illegal. Any regulation that is so restrictive so as to eliminate a form of legitimate business cannot be allowed. A very small minority of outspoken people in Acton want to control the business community here. A public survey (such as I suggested) would tell the true story of what the majority of residents want to see regarding development along the highway corridor.

Unfortunately I cannot be at tomorrow's hearing.

Regarding the Acton CSD and Commercial Zoning and land use, the remainder of my email apply to the overall nature of land use for Acton.

Thank you for responding.

Gary H. Lubben

661-816-7759

[GaryLubben@Antelecom.Net](mailto:GaryLubben@Antelecom.Net)

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**From:** DRP AV Community Standards Districts [<mailto:AVCSDS@planning.lacounty.gov>]  
**Sent:** Monday, September 23, 2019 4:56 PM  
**To:** Gary Lubben <[garylubben@antelecom.net](mailto:garylubben@antelecom.net)>  
**Cc:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>; Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>  
**Subject:** RE: Acton Community Standards District

Thank you Gary,

Your comment has been received and will be added to the public record. We have a couple of projects going on in Acton now, is this comment for the Acton CSD amendment dealing with drive-through establishments that has a public hearing tomorrow? Or is this comment for our ongoing Antelope Valley Community Standards District Update that includes an update to the Acton CSD? Or Both?

-Rich

Richard Marshalian | County of Los Angeles, Department of Regional Planning  
Email: [RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)  
Office: 213.974.6476

---

**From:** Gary Lubben <[garylubben@antelecom.net](mailto:garylubben@antelecom.net)>  
**Sent:** Monday, September 23, 2019 11:05 AM  
**To:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>  
**Subject:** Acton Community Standards District

**CAUTION:** This email originated outside of the County. Please do not click links or open attachments unless you recognize the sender and expect the message.

I realize that I have waited too long to respond to the request for community input for the Acton CSD, but I wanted to at least make a last effort to be heard.

We are 18 year Acton residents, we built our custom home, and I am a Real Estate Broker and past President of the Chamber of Commerce here.

During these years I tried to be a part of the Town Council but could not be a part of something so one sided. My main concern now is that a small number of vocal and influential residents are trying to shape Acton into their view of what it should be and I do not believe that model is healthy for us.

Information provided to the County a couple of years ago about how residents wanted to see our community grow was based on a local survey posted in a community publication. There were questions about business growth, mostly about fast-food restaurants and "Drive-Throughs". I tried to respond but the survey was so one-sided it was impossible to answer any of the questions with a dissenting opinion.

Any data from that survey is totally biased and useless.

My position is that Acton is by definition a Transportation Corridor (Truck Stop, Freeway, Train Station, and possible High-Speed Rail) and it will always be that way. The development of Commercial Property in this corridor is nearly impossible due to misleading community input and dissenting views of a minority.

The result I see from this is that owners of Commercial Property that can't get approval to build are resorting to turning their land into Storage Lots for just about everything. Soon, I fear, Acton along Sierra Hwy., will begin to look like Sierra Hwy. in Santa Clarita (all storage, repair, and heavy equipment repair businesses).

This town will basically be divided by a rust belt of storage and other non-tax revenue

producing activities.-

Lastly, the idea of not allowing businesses with Drive-Throughs is archaic. There are hundreds of families in Acton with small children, retirees, and disabled vets that can benefit from the ease of using a drive-through for food, medicine, banking, and anything else that makes sense. Dis-allowing a restaurant because it has a drive-through is basically inconsistent with modern life and narrow minded.

A real, unbiased, survey would shed light on many of the ways we can grow and still keep Acton as Rural as possible. I'll bet the High School could provide the resources to develop and conduct such a survey.

Because we are a Transportation Corridor businesses with visibility form the freeway will always attract some traffic and I think we need to embrace the opportunity to provide profit based business that generate tax revenue. An example of good use of tax dollars would be to build a brick & mortar high school and get rid of the prison-like school we now have.

Gary H. Lubben

661-816-7759

[GaryLubben@Antelecom.Net](mailto:GaryLubben@Antelecom.Net)

**From:** [Acton Town Council](#)  
**To:** [Mark Herwick](#); [Richard Marshalian](#); [Acton Town Council](#); [Kelly Teno](#); [Termeer, Donna](#); [Bostwick, Charles](#); [Pamela Wolter](#)  
**Subject:** Fwd: BL Confirmation  
**Date:** Thursday, December 17, 2020 11:16:29 AM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Herwick;

The email below came in from a person who appears to be asking about running a solar installation company from a home in Acton. I think the home-based business provisions that we have asked for in the Acton CSD would accommodate this request, but it does not seem that it would be accommodated by the existing home based business ordinance. For example, a solar installation company may need to store items in an outdoor storage structure, but this would appear to be a violation of 22.140.090 (C)(8). It may also need metal working tools (sheet benders, cutters, etc.) but this would appear to be a violation of 22.140.290(C)(9). It is for this reason that the ATC seeks to develop home-based business regulations that are more appropriate for our community (as you are aware). Anyway, I thought this would be a good example to highlight the issues that we have previously discussed.

Sincerely

Jacqueline Ayer

Correspondence Secretary

----- Forwarded message -----

**From:** **Christina Carlon** <[ccarlon@planning.lacounty.gov](mailto:ccarlon@planning.lacounty.gov)>  
**Date:** Thu, Dec 17, 2020 at 10:50 AM  
**Subject:** RE: BL Confirmation  
**To:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>, [permit@penguin1.com](mailto:permit@penguin1.com)  
<[permit@penguin1.com](mailto:permit@penguin1.com)>

Thank you Jackie,

Ms. Staley,

Some home based businesses are allowed but with certain standards to adhere to... Regional Planning reviews all home based businesses to assure compliance with these standards.

I am attaching a link to the standards here (see Section K), but please let me know if you have follow-up questions or wish to apply:

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV10COSTDI\\_CH22.302ACOSTDI\\_22.302.060COWIDEST](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV10COSTDI_CH22.302ACOSTDI_22.302.060COWIDEST)

PS For a home business which meets these standards, a business license from the Treasurer Tax Collector's office will not be required – they do not license home based businesses. However your business may require permits from the State or other agencies, that would be up to you to verify.

Hope this helps!

Christina (Tina) Carlon

Senior Planner, Antelope Valley Field Office

L.A. County Dept. of Regional Planning

[ccarlon@planning.lacounty.gov](mailto:ccarlon@planning.lacounty.gov)

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**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>  
**Sent:** Thursday, December 17, 2020 10:02 AM  
**To:** [permit@penguin1.com](mailto:permit@penguin1.com); Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>; Christina Carlon <[ccarlon@planning.lacounty.gov](mailto:ccarlon@planning.lacounty.gov)>  
**Subject:** Re: BL Confirmation

**CAUTION:** External Email. Proceed Responsibly.

Dear Ms. Staley;

Thank you for your email. Acton is an unincorporated community, so land use decisions fall under the jurisdiction of Los Angeles County. The Acton Town Council understands that solar installations in Acton do require building permits and a site plan review; Ms. Christina Carlon with the Department of Regional Planning can provide more details on such matters so I have cc'd her on this email so she can provide further details. Certain businesses in Acton do require business licenses; I have looked at the list and did not see solar installation as being one of them, but it is best to check with the County directly to confirm this.

Sincerely,

Jacqueline Ayer

Correspondence Secretary

On Wed, Dec 16, 2020 at 12:29 PM WordPress <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)> wrote:

From: Cora Staley - Penguin Home Solutions <[permit@penguin1.com](mailto:permit@penguin1.com)>  
Subject: BL Confirmation

Message Body:

Hello Acton!

I work for Penguin Home Solutions. Our company installs Solar Panels on residential homes.

I wanted to confirm that the city of Acton DOES or DOES NOT have a Business License requirement requirement and that perhaps our company needs to go through LA County??? Is this correct?

In addition, for building/solar permits we also should go through LA County.

Not LA City but LA County.

Thank you very much. I look forward to hearing from you.

Cora Staley

PHS

[Coralee@penguin1.com](mailto:Coralee@penguin1.com)

[Permit@penguin1.com](mailto:Permit@penguin1.com)

--

This e-mail was sent from Contact Us on Acton Town Council (<http://actontowncouncil.org>)



**From:** [Michael Fahnestock](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Fwd: Comments for Regional Planning  
**Date:** Wednesday, January 20, 2021 6:23:43 PM

---

**CAUTION:** External Email. Proceed Responsibly.

----- Forwarded message -----

**From:** **Michael Fahnestock** <[mrmichael0007@gmail.com](mailto:mrmichael0007@gmail.com)>  
**Date:** Wed, Jan 20, 2021 at 6:21 PM  
**Subject:** Comments for Regional Planning  
**To:** <[avcsds@planning.lacounty.gov](mailto:avcsds@planning.lacounty.gov)>

I would like to propose a change to the setback that requires livestock structures from human habited structures be 50' to no more then 35' or preferably less.

Many properties in Acton have slopes and are in hillsides, the increasing regulation and lack of flat properties make it difficult to be able to enjoy our properties and still honor the amount of regulation that exists. One of the difficulties is maintaining the required large areas of "open space" which limits the use we can get from our properties. Having horses and other livestock require us to put up structures to protect them from the mountain lions, coyotes, etc, as well as protect their feed and supply from the elements.

Having this setback of 50' from our homes for livestock structures is very difficult to honor and still honor all the other setback and open space requirements that exist on our hillside properties. Maintaining this 50' setback creates more work in grading additional pads and earth disturbance is necessary when it would be less intrusive on the land to make use of our existing house pad areas and be similar to other cities that enable their livestock pets to be directly outside their back doors in the back yard, such as in the Burbank and Sylmar areas.

Thanks for your consideration in reducing this setback requirement.

Michael  
Fahnestock  
818-635-6180

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#); [Mark Herwick](#); [Acton Town Council](#)  
**Subject:** Initial Acton Town Council comments on the draft CSD  
**Date:** Friday, November 6, 2020 5:03:54 PM  
**Attachments:** [Acton CSD letter FINAL signed.pdf](#)

---

**CAUTION:** External Email. Proceed Responsibly.

Hello Richard!

Attached are the initial comments on the Draft Acton CSD prepared by the CSD Committee; there are likely to be more comments as we have time to put them together.

Thank you  
Kelly Teno  
CSD Committee Chairperson

**From:** [Kenny Chang](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Subject:** Open more business on North Crown Valley Rd  
**Date:** Friday, July 26, 2019 1:00:45 PM

---

Dear Ladies and Gentlemen at CSD:

Thanks for your post card and your effort in reaching out to the community members on re-shaping our neighborhood.

I am a land owner on Crown Valley Rd, north of Highway 14. ( map attached ). Currently I'm working on construction projects on East Coast but hope I can move back to LA with a business that can support myself someday. From what I can see in town of Acton today, it is clear that most attractions and services are on the south side of highway, not much beyond the Agua Dulce public library. If CSD can bring in more business on north of the Crown Valley Rd, that will be a good balance on both side of highway.

I would like to propose to get an approval in building a mini strip mall on my triangle lot at Crown Valley, Governor Mine Rd and Bandell St crossing. This mall could have a grocery store, Coffee shop, some doctor/professional service offices, a post office/mailbox room? ( this is for relocating existing outdoor mailboxes on Crown Valley Rd to off-road/indoor so people don't have to park on the roadside when picking up their mails ) and something else on ground floor plus residential space on second floor. I am open to discuss other ideas and recommendations on my land use from CSD or local residents. My land current is zoned as Light Agriculture and this triangle piece is about 3ac in size.

I can't speak for other people but I really believe more business on north side of highway 14 will be better to the local residents and to the Action town. Please let me know if my proposal worth considering.

Thank you very much.

Kenneth Chang  
Coast International LLC

**From:** [Acton Town Council](#)  
**To:** [Zachary T. Likins](#); [Acton Town Council](#); [Jeremiah Owen](#); [Pamela Wolter](#); [Kelly Teno](#); [Troy's E-mail](#); [Tom Costan](#); [Mark Herwick](#); [john kestler](#); [foxzoo241](#); [Tammie Necessary](#); [Sean Woods](#); [Termeer, Donna](#); [Bostwick, Charles](#); [Richard Marshalian](#); [Michelle O'Connor](#)  
**Subject:** Re: A path to secure trails in Acton via the Acton Community Standards District  
**Date:** Tuesday, November 10, 2020 12:10:40 PM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Likins;

Thank you for your email. I would appreciate it if, when you develop the link for the meeting (on zoom or whatever platform you use), that you please send it out to all individuals who are cc'd on this email to ensure that they receive the meeting info as early as possible.

Thank you again  
Sincerely,  
Jacqueline Ayer  
Correspondence Secretary

e you would send out the link for the meeting

On Mon, Nov 9, 2020 at 12:04 PM Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)> wrote:

Thank you, Jacqueline. The information you provided is helpful.

You can expect to receive an agenda before tomorrow's virtual meeting at 3 PM.

Talk soon,

**Zachary Likins, AICP**

*Trail Planner*

County of Los Angeles Department of Parks and Recreation  
1000 S Fremont Ave Unit 40, Building A-9 West, 3<sup>rd</sup> Floor  
Alhambra, CA 91803 | [trails.lacounty.gov](http://trails.lacounty.gov)

☎ Cell (904) 728-1813 | [zlikins@parks.lacounty.gov](mailto:zlikins@parks.lacounty.gov)

*Please note that our office is closed on Fridays.*

**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Sent:** Monday, November 2, 2020 1:09 PM

**To:** Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>  
**Cc:** Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>; Termeer, Donna <[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)>; Bostwick, Charles <[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)>; Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>; Sean Woods <[SWoods@parks.lacounty.gov](mailto:SWoods@parks.lacounty.gov)>; Michelle O'Connor <[MOconnor@parks.lacounty.gov](mailto:MOconnor@parks.lacounty.gov)>  
**Subject:** Re: A path to secure trails in Acton via the Acton Community Standards District

**CAUTION:** External Email. Proceed Responsibly.

Dear Mr. Likins;

Thank you for your email.

The ATC's goal for this meeting is to discuss the mechanisms that will be used to secure trail "rights of way" on all future development in Acton as required by adopted planning documents. As you know, the adopted County General Plan and the Antelope Valley Area Plan establish policies for all development in the Community of Acton and (among other things) they mandate the creation of "feeder trails" to connect to the mapped Regional Trail System (see attached for additional information). The ATC believes that mechanisms are available to secure trail "rights of way" and preserve future trail opportunities on all developments in Acton without burdening DPR with trail development, maintenance, and liability requirements. We wish to discuss these mechanisms with you and other Parks and Recreation Staff. In the past, DPR staff have informed the ATC that trail dedications are only secured at locations which appear on the adopted "Regional Trails Map". And, when the ATC has asked for a trail dedication on a proposed development that lies on a mapped "Regional Trail", DPR does not secure a trail dedication based on the claim that there is no "nexus" to obtain the trail. And, when we have asked that a trail be secured on a proposed development because some of the mapped trails locations are exceedingly dangerous, DPR has rejected the request simply because the alternative location is "not mapped". The Community of Acton is fatigued by all the reasons that we have been given regarding why trail opportunities are not secured for developments in Acton; we seek to reverse this trend, and we hope to work with you and with DPR staff on how this can be accomplished.

I trust this answers your questions; if not, please let me know what additional information can be provided.

Sincerely

Jacqueline Ayer

Planning Committee Chairperson

On Thu, Oct 29, 2020 at 10:06 AM Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)> wrote:

Thank you, Mark and Jacqueline.

In hopes of having a productive meeting, please outline a few items about trails in Acton

that you'd like to discuss as part of the agenda in advance.

We are looking forward to speaking with you! I will send out a Microsoft Teams invite shortly.

Best,

**Zachary Likins, AICP**

*Trail Planner*

County of Los Angeles Department of Parks and Recreation  
1000 S Fremont Ave Unit 40, Building A-9 West, 3<sup>rd</sup> Floor  
Alhambra, CA 91803 | [trails.lacounty.gov](http://trails.lacounty.gov)

☎ (626) 588-5318 | [zlikins@parks.lacounty.gov](mailto:zlikins@parks.lacounty.gov)

*Please note that our office is closed on Fridays.*

**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Sent:** Thursday, October 29, 2020 9:40 AM

**To:** Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Cc:** Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)>; Termeer, Donna <[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)>; Bostwick, Charles <[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)>;

Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>; Sean Woods

<[SWoods@parks.lacounty.gov](mailto:SWoods@parks.lacounty.gov)>; Michelle O'Connor <[MOconnor@parks.lacounty.gov](mailto:MOconnor@parks.lacounty.gov)>

**Subject:** Re: A path to secure trails in Acton via the Acton Community Standards District

**CAUTION:** External Email. Proceed Responsibly.

Dear Mr. Likins;

It seems that Tuesday November 10 from 2-5 fits the most schedules on our end (though Jeremiah will have to leave the conversation at 4 due to a prior commitment). Kindly let me know if that still works for you.

Sincerely,

Jacqueline Ayer

Correspondence Secretary

On Wed, Oct 28, 2020 at 11:53 AM Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)> wrote:

Hello,

I'm available for any of the windows, except, Monday, Nov 9.

Thank you,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012  
Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

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**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Sent:** Wednesday, October 28, 2020 10:53 AM

**To:** Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Cc:** Termeer, Donna <[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)>; Bostwick, Charles

<[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)>; Richard Marshalian  
<[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>; Sean Woods <[SWoods@parks.lacounty.gov](mailto:SWoods@parks.lacounty.gov)>;  
Michelle O'Connor <[MOconnor@parks.lacounty.gov](mailto:MOconnor@parks.lacounty.gov)>; Mark Herwick  
<[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>

**Subject:** Re: A path to secure trails in Acton via the Acton Community Standards District

**CAUTION:** External Email. Proceed Responsibly.

Dear Mr. Likins;

Kelly and I are fine on all the days you have posted, and I have reached out to the other ATC members to see what their availability is - I apologize for the delayed response but we all lost power and internet for a day and a half, so I am still trying to catch up on all the correspondence. I will get back to you as soon as possible once I have heard from Troy, Tom, Pam and Jeremiah. Also, I have cc'd Mr. Herwick on this email; I know he is keenly aware of the Community's concerns regarding trail issues in Acton.

Thank you again for getting back to us!

Sincerely,

Jacqueline Ayer

Correspondence Secretary

On Mon, Oct 26, 2020 at 3:10 PM Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)> wrote:

**CORRECTION:** Please scratch the available times on November 11<sup>th</sup>. I forgot it was Veteran's Day!

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**From:** Zachary T. Likins  
**Sent:** Monday, October 26, 2020 2:36 PM  
**To:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>; Termeer, Donna; Bostwick, Charles  
**Cc:** Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>; Sean Woods <[SWoods@parks.lacounty.gov](mailto:SWoods@parks.lacounty.gov)>; Michelle O'Connor <[MOconnor@parks.lacounty.gov](mailto:MOconnor@parks.lacounty.gov)>  
**Subject:** RE: A path to secure trails in Acton via the Acton Community Standards District



Hi Jacqueline,

Of course. I'd be happy to meet to talk about the revised CSD language on trails. Can you and the other members of the Acton Town Council meet during any of the following windows of time?

Mon (11/9) 10 am – 12 pm, 3-4 pm

Tues (11/10) 2-5 pm

Wed (11/11) 10 am – 2 pm

Thur (11/12) 10 am – 12:30 pm

I expect that we will set up the meeting via Microsoft Teams, Zoom, or some other virtual platform that works for everyone. Let us know!

**Zachary Likins, AICP**

*Trail Planner*

County of Los Angeles Department of Parks and Recreation  
1000 S Fremont Ave Unit 40, Building A-9 West, 3<sup>rd</sup> Floor  
Alhambra, CA 91803 | [trails.lacounty.gov](http://trails.lacounty.gov)

☎ (626) 588-5318 | [zlikins@parks.lacounty.gov](mailto:zlikins@parks.lacounty.gov)

*Please note that our office is closed on Fridays.*

**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Sent:** Thursday, October 22, 2020 11:58 AM

**To:** Zachary T. Likins <[ZLikins@parks.lacounty.gov](mailto:ZLikins@parks.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>; Termeer, Donna <[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)>; Bostwick, Charles <[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)>

**Cc:** Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>

**Subject:** A path to secure trails in Acton via the Acton Community Standards District

**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Likins;

Mr. Marshalian from the Department of Regional Planning provided your name and contact information and suggested we coordinate with you to address various issues pertaining to trails in the Community of Acton and their relation to critical revisions to the Acton Community Standards District that are currently under review. Can you perhaps spare some time to discuss these issues with us? If so, kindly let me know a few dates and times that will work for you, and I will coordinate with the other members of the Acton Town Council to see which dates and times will work for them.

Thank you for your time and assistance.

Sincerely,

Jacqueline Ayer

Correspondence Secretary

**From:** [Acton Town Council](#)  
**To:** [DRP AV Community Standards Districts](#); [Acton Towncouncil](#)  
**Cc:** [Jacki Ayer \(jayer@actontowncouncil.org\)](#); [Kelly Tino \(kteno@actontowncouncil.org\)](#); [Pamela Wolter \(pwolter@actontowncouncil.org\)](#); [Tom Costan \(tcostan@actontowncouncil.org\)](#); [Richard Marshalian](#)  
**Subject:** Re: Acton Community Boundary  
**Date:** Wednesday, September 25, 2019 11:03:10 AM

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Dear Mr. Marshalian;

I apologize that you never received a response to your July 29 email (see below); it was sent individual town council member addresses instead of the main Acton Town Council email address ([atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)), therefore I did not see it until just now. Going forward, I ask that any email to which you would like the ATC to review and respond must be sent to [actontowncouncil.org](mailto:actontowncouncil.org) and not to Jayer or any other individual account. I make this request because town council members come and go (and many of the people to whom you sent the email are no longer on the council). Also, I may not always be the correspondence secretary. The only way to be certain that emails are properly received and received by all members of the ATC is to send the email to the main atc email address. I apologize for the confusion, and I think everything will be more simple and more certain if just one email address is relied upon.

In response to your question, the map looks correct, but I will seek the concurrence of all the atc members before a formal response is provided.

Thank you  
Jacqueline Ayer  
Correspondence Secretary

On Mon, Jul 29, 2019 at 9:18 AM DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)> wrote:

Good morning,

Part of our CSD project requires that a distinct geographic boundary for the community of Acton is identified for the purpose of implementing new standards. Attached is a map representing the Acton community boundary, as based on the existing Acton CSD. Please review this map and make any changes necessary for your proposed CSD boundary.

The final proposed boundary will not automatically become an official boundary. It will be considered along with the CSD language and will ultimately need to be adopted by the Board of Supervisors. Please note that if any portion of your proposed boundaries is overlapping with the boundary of a neighboring community (either proposed or existing), we will need to coordinate with both affected communities before coming to a decision on the final boundary. This will add time to the process to ensure we engage both communities.

However, if you identify small overlaps in your proposal where your CSD area might be scaled back, feel free to point that out.

You may print the map and hand draw your changes, then scan it or take a photo and email it back to us or send specific comments (e.g., move the eastern boundary two blocks to “x” street) describing the changes you wish to make to [avcsds@planning.lacounty.gov](mailto:avcsds@planning.lacounty.gov). You may also mail a printed copy with your changes back to us at the address below with attention to the Community Studies North section.

Please submit requested changes to us by **September 16, 2019** or let us know if no changes are needed. If you have questions while reviewing your community’s map, please feel free to contact me.

Richard Marshalian

***Antelope Valley CSDs Team***

**Community Studies North Section**

Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012  
Phone 213.974.6476 | Fax 213.626.0434

Email [avcsds@planning.lacounty.gov](mailto:avcsds@planning.lacounty.gov)

Website [bit.ly/AVCSDsUpdate](http://bit.ly/AVCSDsUpdate)

**From:** [Richard Marshalian](#)  
**To:** [DRP AV Community Standards Districts](#)  
**Cc:** [Mark Herwick](#); [Kristina Kulczycki](#)  
**Subject:** Re: Acton Community Standards District  
**Date:** Tuesday, September 24, 2019 1:26:32 PM

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I didn't get it before the hearing began, but I already included the comment for today's item. The comment will be included in both projects.

---

**From:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>  
**Date:** Tuesday, September 24, 2019 at 1:12 PM  
**To:** Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>  
**Cc:** Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>, Kristina Kulczycki <[kkulczycki@planning.lacounty.gov](mailto:kkulczycki@planning.lacounty.gov)>  
**Subject:** FW: Acton Community Standards District

Just fyi in case you didn't see this email in our AV CSDs inbox regarding Acton drive-thru amendment.

---

**From:** Gary Lubben [<mailto:garylubben@antelecom.net>]  
**Sent:** Tuesday, September 24, 2019 10:34 AM  
**To:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>  
**Subject:** RE: Acton Community Standards District

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My comments actually apply to both activities, at least in part. I appeared at the Primo Burger hearing on its proposed Drive-Through last year and the comments I made then are the same as are written in this email.

Regarding the hearing tomorrow about Drive-Throughs in Acton. Attempting to restrict/eliminate a common form of food/customer service should be illegal. Any regulation that is so restrictive so as to eliminate a form of legitimate business cannot be allowed. A very small minority of outspoken people in Acton want to control the business community here. A public survey (such as I suggested) would tell the true story of what the majority of residents want to see regarding development along the highway corridor.

Unfortunately I cannot be at tomorrow's hearing.

Regarding the Acton CSD and Commercial Zoning and land use, the remainder of my email apply to the overall nature of land use for Acton.

Thank you for responding.

Gary H. Lubben

661-816-7759

[GaryLubben@Antelecom.Net](mailto:GaryLubben@Antelecom.Net)

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**From:** DRP AV Community Standards Districts [<mailto:AVCSDS@planning.lacounty.gov>]  
**Sent:** Monday, September 23, 2019 4:56 PM  
**To:** Gary Lubben <[garylubben@antelecom.net](mailto:garylubben@antelecom.net)>  
**Cc:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>; Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>  
**Subject:** RE: Acton Community Standards District

Thank you Gary,

Your comment has been received and will be added to the public record. We have a couple of projects going on in Acton now, is this comment for the Acton CSD amendment dealing with drive-through establishments that has a public hearing tomorrow? Or is this comment for our ongoing Antelope Valley Community Standards District Update that includes an update to the Acton CSD? Or Both?

-Rich

Richard Marshalian | County of Los Angeles, Department of Regional Planning  
Email: [RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)  
Office: 213.974.6476

---

**From:** Gary Lubben <[garylubben@antelecom.net](mailto:garylubben@antelecom.net)>  
**Sent:** Monday, September 23, 2019 11:05 AM  
**To:** DRP AV Community Standards Districts <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>  
**Subject:** Acton Community Standards District

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I realize that I have waited too long to respond to the request for community input for the Acton CSD, but I wanted to at least make a last effort to be heard.

We are 18 year Acton residents, we built our custom home, and I am a Real Estate Broker and past President of the Chamber of Commerce here.

During these years I tried to be a part of the Town Council but could not be a part of something so one sided. My main concern now is that a small number of vocal and influential residents are trying to shape Acton into their view of what it should be and I do not believe that model is healthy for us.

Information provided to the County a couple of years ago about how residents wanted to see our community grow was based on a local survey posted in a community publication. There were questions about business growth, mostly about fast-food restaurants and "Drive-Throughs". I tried to respond but the survey was so one-sided it was impossible to answer any of the questions with a dissenting opinion.

Any data from that survey is totally biased and useless.

My position is that Acton is by definition a Transportation Corridor (Truck Stop, Freeway, Train Station, and possible High-Speed Rail) and it will always be that way. The development of Commercial Property in this corridor is nearly impossible due to misleading community input and dissenting views of a minority.

The result I see from this is that owners of Commercial Property that can't get approval to build are resorting to turning their land into Storage Lots for just about everything. Soon, I fear, Acton along Sierra Hwy., will begin to look like Sierra Hwy. in Santa Clarita (all storage, repair, and heave equipment repair businesses).

This town will basically be divided by a rust belt of storage and other non-tax revenue producing activities.-

Lastly, the idea of not allowing businesses with Drive-Throughs is archaic. There are hundreds of families in Acton with small children, retirees, and disabled vets that can benefit from the ease of using a drive-through for food, medicine, banking, and anything else that makes sense. Dis-allowing a restaurant because it has a drive-through is basically inconsistent with modern life and narrow minded.

A real, unbiased, survey would shed light on many of the ways we can grow and still keep Acton as Rural as possible. I'll bet the High School could provide the resources to develop and conduct such a survey.

Because we are a Transportation Corridor businesses with visibility form the freeway will always attract some traffic and I think we need to embrace the opportunity to provide profit based business that generate tax revenue. An example of good use of tax dollars would be to build a brick & mortar high school and get rid of the prison-like school we now have.

Gary H. Lubben

661-816-7759

[GaryLubben@Antelecom.Net](mailto:GaryLubben@Antelecom.Net)

**From:** [Acton Town Council](#)  
**To:** [Richard Marshallian](#)  
**Cc:** [kellyteno@aol.com](mailto:kellyteno@aol.com); [Mark Herwick](#); [Kristina Kulczykcki](#); [Tahirah Farris](#); [Edel Vizcarra](#); [Donna Termeer \(DTermeer@bos.lacounty.gov\)](#); [Chuck Bostwick \(CBostwick@bos.lacounty.gov\)](#); [Acton Towncouncil](#)  
**Subject:** Re: Acton CSD Meeting  
**Date:** Friday, December 6, 2019 9:54:00 AM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Marshallian;

Thank you for your summary; Kelly, Pam and I will review it and compare it with our notes and provide an updated version as soon as possible. However, a concern that immediately jumps out pertains to vegetation protection. In our meeting on the 21st, the resolution was not 10% of the lot, rather it was to use 10% of existing vegetation. If you recall, we stated categorically that it was inappropriate to use the lot size as the baseline, particularly since the whole point of the provision is to save vegetation, so the proper baseline is the amount of existing vegetation on the lot itself. It was our understanding that DRP agreed with this; if this is incorrect, please let us know.

Thank you and have a nice weekend  
Jacqueline Ayer  
Correspondence Secretary

On Thu, Dec 5, 2019 at 6:56 PM Richard Marshallian <[RMarshallian@planning.lacounty.gov](mailto:RMarshallian@planning.lacounty.gov)> wrote:

Good evening Jacki, Kelly, and Pamela,

It was good seeing you all on the 21<sup>st</sup>! We just wanted to go over what was discussed at the meeting and share some resources or references that were mentioned.

There are several areas we will be further researching or working on as part of the update process for the Acton Community Standards District. As a general note, if the CSD is not the appropriate mechanism for implementation of a topic that was requested, we will refer the comments and desires of the CSD committee to the appropriate department.

Please see the list below for a summary of the remaining tasks for this update.

1. **Trails** – DRP will reach out to Parks and Recreation and coordinate a meeting with them to understand their upcoming rural needs assessment process and if and how trails will be addressed. We will investigate recent subdivisions where trails were intended to be dedicated. We will also re-connect with DPW to determine how they can support trails planning and development.
2. **Cargo Containers** – DRP will research what standards can be included in the CSD to allow more Cargo Containers, with the inclusion of screening standards to protect community aesthetics.
3. **Commercial Development Standards** – DRP will research what standards can be included in the CSD, keeping in mind the size and situation of some smaller



commercially zoned lots would need to be considered.

4. **Business Signage** – The limiting of glare from exteriorly illuminated lights from any source is already regulated by the Rural Outdoor Lighting Ordinance. If there is a sign that is casting glare onto a neighbor’s property, please report it to our code enforcement officers or by calling 211 to report.
5. **Lot Sizes & Clustering** – DRP can research lot setbacks for inclusion in the CSD, however, there are existing standards for setbacks for animal housing in the health and safety code which should not be altered in a CSD. This can be referred to Public Health for potential review.
  - a. [County Code 11.16.090](#)
6. **Native Vegetation** – DRP will work on the existing CSD language to clarify that it is 10% of the lot, not of existing vegetation. Instead of “native vegetation”, the language should be updated to apply to all vegetation.
7. **Real Estate Signs** – DRP will research to adjust some of the standards to balance the State’s interest in allowing real estate signage and the communities desire for less intrusive signs. 5<sup>th</sup> District Board office can be contacted if a realtor is being uncooperative, but to initiate a complaint on a real estate sign, please call 211 and it will be routed to the right department to investigate.
8. **Billboards** – Acton is already a billboard exclusion zone, so no additional standards are needed to prohibit billboards. Given existing state protections, the enforcement process for existing billboards should not be modified.
9. **Home Based Occupations** – Some work is needed. DRP to research potential uses not currently allowed to see if any are able to be added. Town Council should identify, as best as possible, uses that it would like to be specifically considered.
10. **Dog Breeding and Boarding** – Animal Care and Control already updated the code to allow additional dogs, and there is an Animal Facilities Ordinance that has not yet come into effect that deals with these issues as well. No additional work is needed.
11. **Animal Refuse and Manure** – No additional work needed, as there are standards for the storage and removal of manure.
  - a. Per Public Health: Manure is required to be removed from the premises at least once a week and more frequently if fly breeding is occurring. If a property owner has enough land at least 100’ away from wells, then they may spread it very thinly to dry and till into the soil weekly. (County Code Sections 11.16.030; 11.30.070, 11.30.080; 11.38.210, 11.38.600)
12. **Cannabis** – This is a controlled substance regulated by the Office of Cannabis Management. We do not have the authority to regulate the substance presently, as it is banned Countywide. Comments on this topic should be directed to the Office of Cannabis Management.
13. **Pervious Surface** – DRP will do some work and confer with DPW on how pervious surfaces are calculated where a share structure is utilized that does not have a solid base.
14. **Industrial Development Standards** - DRP will research which commercial standards are appropriate for lots zoned for manufacturing in Acton. Oleanders can be prohibited as part of required landscaping.
15. **Filming Standards** – This is a Countywide issue of concern, and there is a current Countywide ordinance being developed. Concerns about filming standards should be directed to the CEO.
16. **Commercial Development Along Sierra Highway** – Requiring every commercial development along Sierra Highway to undergo discretionary review would not be appropriate or necessary, however, DRP can research what standards might be

possible to further ensure that businesses along Sierra Highway are not primarily highway serving.

17. **Outdoor Storage Standards** – DRP can research standards for outdoor storage that deal with screening and mitigating visual impacts.

In addition to the materials listed above, DRP will work on a shareable flyer with contact information of the responsible agencies for some of the issues mentioned that are already regulated by the County or other agencies.

After review of the materials discussed during the meeting, it seems that we have some work to do! We look forward to reaching out to the Town Council and members of the CSD committee as we continue our work on this project. Please let us know if you have any questions, and have a great weekend!

Sincerely,

**Richard**

Richard Marshalian | County of Los Angeles, Department of Regional Planning

Email: [RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)

Office: 213.974.6476

**From:** [Acton Town Council](#)  
**To:** [Mark Herwick](#); [Acton Town Council](#)  
**Cc:** [Richard Marshalian](#); [Bostwick, Charles](#); [Termeer, Donna](#)  
**Subject:** Re: Acton CSD Virtual Community Meeting  
**Date:** Thursday, October 22, 2020 1:03:34 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** External Email. Proceed Responsibly.

Dear Mr. Herwick;

10 tomorrow will work for me and Pam (Kelly is in Texas so she is unavailable). Is there a phone number that we can call into?

Thank you

Jacqueline Ayer

Correspondence Secretary

On Thu, Oct 22, 2020 at 12:18 PM Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)> wrote:

Hello Ms. Ayer,

Seems to be a busy calendar this afternoon. May we have a phone call tomorrow at 10am? Earlier in the day or after 2pm also works. The number to reach me at is 310 490 3505.

Thank you,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

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**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Sent:** Thursday, October 22, 2020 12:11 PM

**To:** Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Cc:** Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>; Bostwick, Charles <[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)>; Termeer, Donna <[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)>

**Subject:** Re: Acton CSD Virtual Community Meeting

**CAUTION:** External Email. Proceed Responsibly.

Dear Mr. Herwick;

I had just sent an email to Mr. Likin when your email came in; I apologize for not cc'ing you on it (though I did cc Mr. Marshalian). Attached is the template. From 3-4 today I hope to log into DRP's "Making Climate Equity Real" and from 5:30-7, I have to attend the High Speed Rail webinar - they are unveiling the new route through Acton. Other than that, I am available any time. Please let me know when you want me to call and the number you wish.

Sincerely,

Jacqueline Ayer

Correspondence Secretary

On Thu, Oct 22, 2020 at 11:56 AM Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)> wrote:

Hello Ms. Ayer,

Thank you for contacting us. I will see if I can secure a sample from our staff. If you could send along the template that you have now, that would be useful. Also, yes, please I would like to participate in the phone conversation you are having with Mr. Likins.

Also, if you have some availability this afternoon or tomorrow, I'd like to chat with you more about this matter. Please let me know a convenient time to contact you. Anytime over the weekend works for me too.

Thank you,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012

Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

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**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>  
**Sent:** Thursday, October 22, 2020 11:40 AM  
**To:** Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>; Richard Marshalian <[RMarshalian@planning.lacounty.gov](mailto:RMarshalian@planning.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>; Bostwick, Charles <[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)>; Termeer, Donna <[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)>  
**Subject:** Fwd: Acton CSD Virtual Community Meeting

**CAUTION:** External Email. Proceed Responsibly.

Dear Mr. Herwick and Mr. Marshalian;

In our recent telephone meeting addressing the Acton CSDs on Sept. 24, I committed to provide you with samples of an "offer of dedication and grant of easement" that the County routinely uses to clear conditions on a conditional Certificate of Compliance and which dedicates a portion of the property for road purposes but which the County has no obligation to maintain or control until the offer is formally accepted by the Board. It also includes a grant to the general public for a non-exclusive easement that allows the public to travel across that portion of the property until such time as the offer is accepted by the Board. For several decades now, this is how the county has secured offers of dedication and provided public access rights across dirt roads throughout Acton. This type of approach could be used by Parks & Recreation to create a mechanism that preserves trail opportunities and establishes connectivity without burdening the County with the cost of building and maintaining the trail itself and it provides a path for Parks and Recreation to comply with adopted General Plan and AV Plan trail goals, policies and objectives. Unfortunately, due to COVID, I have no access to property records because the County Clerk's offices are all closed and because there is no online record access. So, I am unable to get you an example. Also, the Lexis/Nexis portal is not useful because it does not allow me to conduct a search and the results are sent by mail which takes a very long time. So, I am unable to provide you with an example, though you can probably get one from Mr. Gary Fountain at DRP or from Mr. Henry Wong at DPW. I do have a copy of the template that DPW uses if you would like that as well. The following language is typically included in these "Offers to Dedicate":

*We hereby dedicate to the COUNTY OF LOS ANGELES and easement for public road and highway purposes in and across the real property in the unincorporated territory of the County of Los Angeles, State of California, described on attached Exhibit A . . . . Owners do hereby grant to the general public a non-exclusive easement for ingress and egress and road purposes in the real property offered for dedication to the County of Los Angeles.....*

I realize that we are running out of time to get this issue resolved before the hearing in December, so please let me know if you not able to get an example from either Mr. Fountain or Mr. Wong, and I will send you the template that I have. Also, we will be reaching out to Mr. Likins from DPR to address the trails issue more fully; would either of you like to be part of that phone call? If so, please let me know.

Sincerely

Jacqueline Ayer

Correspondence Secretary

----- Forwarded message -----

From: **DRP AV Community Standards Districts** <[AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov)>

Date: Tue, Oct 20, 2020 at 11:16 AM

Subject: RE: Acton CSD Virtual Community Meeting

To:

\*Meeting Time has been corrected!!

Please join us on October 27<sup>th</sup> at **7:00 pm**.



Los Angeles County Department of Regional Planning

## Antelope Valley CSDs Newsletter

The Acton Community Standards District 'CSD' is being scheduled for public hearing on **December 9, 2020**.

The project includes proposed zone-specific and community-wide changes, including changes to home-based occupations, cargo containers, vegetation and landscaping requirements, and other standards.

A copy of the Acton CSD Ordinance has been posted to our project website:

<http://planning.lacounty.gov/site/avcsd/>

If you're a resident of Acton, please join us for an online meeting on **Tuesday, October 27, 2020 at 7:00pm**. Our meeting will be hosted online with Microsoft Teams, which is free for people to use, and has a dial-in option to join by phone.

We will be discussing the Acton CSD, and there will be a brief presentation by Public Works on the proposed Antelope Valley Garbage Disposal Districts.

We ask that you register in advance if possible at <http://bit.ly/2Fzx84S>.

or you can join the meeting directly at the appropriate time using this link: <https://bit.ly/3dyz0Tu>.

For more information about the AVCSDs project please visit the project website at

<http://planning.lacounty.gov/site/avcsd/> or email the project team at [AVCSDS@planning.lacounty.gov](mailto:AVCSDS@planning.lacounty.gov).

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Search for this project's posts using #AVCSDs!

Richard Marshalian

#### ***Antelope Valley CSDs Team***

##### **Community Studies North Section**

Los Angeles County Department of Regional Planning  
320 W. Temple Street, 13th Floor | Los Angeles, CA 90012  
Phone 213.974.6476 | Fax 213.626.0434

Email [avcsds@planning.lacounty.gov](mailto:avcsds@planning.lacounty.gov)

Website [bit.ly/AVCSDsUpdate](http://bit.ly/AVCSDsUpdate)

**From:** [Acton Town Council](#)  
**To:** [Lisa Naslund](#)  
**Cc:** [Susan Tae](#); [Richard Marshalian](#)  
**Subject:** Re: FW: Acton CSD  
**Date:** Wednesday, April 25, 2018 4:17:41 PM

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Hi Lisa!

Thank you for your email and contact information. Members of the Acton Town Council are hoping to sit down with you "kick around" some ideas for handling drainage issues here in Acton that can perhaps be integrated into our upcoming Community Standards District ("CSD") revisions. We have a meeting with Regional Planning scheduled for May 22 when we will set out the foundation for our new CSD provisions, and are hoping that we can sit down with you some time before then (perhaps at the end of next week or during the following week) to discuss drainage strategies that might work for Acton. Can you let me know if you have a few dates and times when you are available? We can work from there to put together a meeting. I am cc'ing Suzie Tae and Richard Marshalian so that they are aware of this request.

Thank you very much

Jacqueline Ayer  
Correspondence Secretary.

On Tue, Apr 24, 2018 at 4:50 PM, Lisa Naslund <[LNASLUND@dpw.lacounty.gov](mailto:LNASLUND@dpw.lacounty.gov)> wrote:

Lisa Naslund, PE  
Drainage & Grading Section Head  
Los Angeles County Public Works  
Office: 626-458-6334

---

**From:** Lisa Naslund  
**Sent:** Tuesday, April 24, 2018 4:50 PM  
**To:** '[act@actontowncouncil.org](mailto:act@actontowncouncil.org)' <[act@actontowncouncil.org](mailto:act@actontowncouncil.org)>  
**Subject:** Acton CSD



Reaching out to Jackie Ayers for future meeting concerning new impervious areas.

Lisa Naslund, PE

Drainage & Grading Section Head

Los Angeles County Public Works

Office: 626-458-6334

**From:** [Acton Town Council](#)  
**To:** [Thuy Hua](#); [Acton Town Council](#)  
**Cc:** [DRP SMMNorthArea](#); [Mark Herwick](#); [Richard Marshalian](#)  
**Subject:** Re: Question on definition of a term in the proposed SMMNA CSD  
**Date:** Monday, November 30, 2020 7:51:00 PM  
**Attachments:** [image003.png](#)

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**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Hua;

I apologize for taking so much of your time and attention on this question; I did not mean for it to devolve into a broader discussion of the Acton CSD. All I am looking for is a definition of "local serving" as that term is contemplated by Regional Planning. I understand that Ordinance No. 2002-0062Z discusses local serving because I found it in the existing zoning code pertaining to the Santa Monica Mountains North Area CSD (22.336). I also understand that it is in the revised SMMNA CSD because I found it there, too. It is also found in the new SMMN Area Plan. What I cannot seem to find is an actual definition for that term. Therefore, I would be very grateful if you could help me overcome my inadequacies by sending a copy of the policy document or finding recommendations or whatever reference source that is relied upon by DRP in making a determination regarding whether a commercial use is "local serving" under 22.336.060G.

Thank you very much for your assistance.  
Jacqueline Ayer  
Correspondence Secretary

On Mon, Nov 30, 2020 at 6:26 PM Thuy Hua <[THua@planning.lacounty.gov](mailto:THua@planning.lacounty.gov)> wrote:

Hi Ms. Ayer,

The term "local-serving commercial use" is found in the (original) Santa Monica Mountains North Area Plan (Plan) as well as the updated Plan to describe commercial uses in non-commercial land use categories and does not have a definition. In the case of the updated Plan, the term is found in the description of the Rural Land land use category. The updated Santa Monica Mountains CSD discusses local-serving commercial uses as a response to Ordinance No. 2002-0062Z, which changed the zoning of lawfully established commercially-zoned properties to a non-commercial zone. So this was a unique situation specific to actions taken for the Santa Monica Mountains North Area prior to the establishment of rural-focused land use categories or zoning.

In terms of how local-serving commercial use may already be implemented in Acton is through the combination of the land use category and zoning. Acton's commercial properties are designated Rural Commercial (CR) and are zoned Rural Commercial (C-RU). These were newly established through the General Plan in recognition of the intended low intensity, local-serving nature of commercial services in rural communities. There are no other commercial categories or zoning which reflects a lower intensity or more local-serving intent. I've copied Mark Herwick and

Richard Marshalian on this email – they will be able to further assist you.

**THUY HUA, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13<sup>th</sup> Flr | Los Angeles, CA 90012

Phone 213.974.6461 | Fax 213.626.0434

Email [THua@planning.lacounty.gov](mailto:THua@planning.lacounty.gov)

<http://planning.lacounty.gov>



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**From:** Acton Town Council [mailto:[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)]

**Sent:** Monday, November 23, 2020 3:45 PM

**To:** DRP SMMNorthArea <[SMMNorthArea@planning.lacounty.gov](mailto:SMMNorthArea@planning.lacounty.gov)>; Thuy Hua <[THua@planning.lacounty.gov](mailto:THua@planning.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>

**Subject:** Question on definition of a term in the proposed SMMNA CSD



**CAUTION: External Email. Proceed Responsibly.**

Dear Ms. Hua and the DRP SMMNA Team;

The Acton Town Council Committee on the Community Standards District has reviewed the hearing package on the Santa Monica Mountains North CSD that is slated for consideration by the Board of Supervisors tomorrow, and we have a question. The term "local-serving" commercial use is found in both the existing Santa Monica Mountains North Area CSD as well as the proposed CSD, however we can find no definition for that term anywhere in the current zoning code or in the proposed SMMNA CSD. Can you please provide us with a definition of the term "local-serving commercial use" and indicate whether this definition applies only to the SMMNA CSD or if it is County-wide?

Thank you,

Jacqueline Ayer

Correspondence Secretary.

**From:** [Acton Town Council](#)  
**To:** [Mark Herwick](#); [Acton Town Council](#)  
**Cc:** [Richard Marshalian](#); [Termeer, Donna](#); [Bostwick, Charles](#)  
**Subject:** Re: Thank you for meeting with us last night, Thu, Jan 27  
**Date:** Friday, January 29, 2021 12:24:26 PM

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Thank you Mark

I think that we are now coming to the core of the issue. From your first paragraph, you seem to concur with us that a home based business would be allowed even if the business use itself is not permitted in the zone as long as it meets items 1-12. The County's first home-based business ever was in Acton, and it was a hair salon on A1; hair salons are not permitted under any circumstance on A1, but they were (and should be) allowed as a home based business on A1 since the intent of the home based business ordinance is to allow uses (within reason) even if they are not permitted in the zone. However, your fifth paragraph confirms that, if a planner were today presented with a site plan for a home based business in Acton that involves a use not authorized in the zone, the planner would probably not approve the site plan even if it did comply with items 1-12. We know that the planner should approve it, but we also know that the planner will not approve it and that the property owner will never win that argument no matter how hard they try to press the issue.

That is why we are trying to set this matter straight clearly and unambiguously here and now so that, in the future, when a planner mis-applies the code, the resident can point to clear language that will allow the planner to properly make the right decision without strife and angst. And, to ensure a clear foundation, the issue of home based businesses should not be conflated with site plan review issues. If we do it right and make it clear from the beginning, home based businesses in Acton that involve uses not permitted in the zone should have no problem moving forward regardless of whether a site plan review is required. I believe that this clarity can be achieved we include a provision which confirms that a home based business is permitted even if the use is not allowed in the underlying zone as long as it complies with standards that are set forth. However, before we sit down today to try to hash all this out, we need to know your thoughts on this suggestion. Kelly and Pam and I are available for a phone call today (internet and Teams aren't necessary and may not be reliable anyway given the current stormy conditions). I will also see if Tom or Jeremiah or Troy can join as well.

We do not really have the ability to put a conference call together, but if you can, that would be great! Anytime after 1 PM is good.... Please let us know when to call and what the number is.

Thank you again  
Jacki

On Fri, Jan 29, 2021 at 11:24 AM Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)> wrote:

Hi Kelly,

Home-based occupations are allowed per Title 22 (22.140.290 - Home-Based Occupations) if all the development standards (nos. 1 thru 12) are met. Title 22 does not define home-based occupations, rather it has a finite list of uses that are prohibited as home-based occupations. As long as a home-based occupation is conducted on a property in any of the zones listed in the Home-Based Occupations section (A-1, A-2, R-A, R-1, R-2, R-3, R-4, R-5, C-MJ, C-RU, MXD-RU, and MXD) and is not on the list of prohibited uses, it is allowed by-right (no site plan review or other planning review required) as long as it meets all of the development standards.

Regarding the list of home-based occupation prohibited uses, if those uses are allowed in a zone, for instance A-1 or A-2, they can be permitted by a site plan review or other permit as required. They would be primary uses that can be conducted on the property. The Home-Based Occupations section of Title 22 would not need to be considered. We discussed how there can be more than one primary use on a property. For instance, on a A-2 zoned property, you could have two primary uses—1) a home; and 2) dog training schools. The dog training school can't be a home-based occupation, but it is an allowed use in A-2 and thus conducted as a business in its own right. Similarly, raising, breeding, and training of horses and other equine, cattle, sheep, goats, alpacas, and llamas is allowed on A-1 and A-2 zoned properties that meet acreage and permit requirements. Residences as another primary use are also allowed, however, the Home-Based Occupations section of Title 22 would not need to be considered because the animal training is a separate allowed use.

To get at your question, Title 22 in a nutshell recognizes that many types of occupations may be conducted in homes and should be allowed to as a matter of right as long as the development standards are met. Title 22 also recognizes that faith is placed in the property owner to follow the development standards. Further, Title 22 recognizes that a permit review for a home-based occupation is onerous and thus a site plan review is not required. However, the County, through Title 22, recognizes that countywide there are some uses not suitable for home-based occupations and are therefore prohibited, which you can see on the attached copy of 22.140.290 - Home-Based Occupations.

It is important for us to deeply consider 1) the intent of home-based occupations, and 2) uses allowed in a zone. The uses I described above are allowed in their respective zones as a primary use and are in synch with the rural setting of Acton. They are not uses that need to be thought about through a home-based occupation lens. I believe the confounding issue now is trying to figure out how to make some uses that may not be allowed in a zone to be okay through home-based occupation

provisions of Title 22. I can't find a way to change the prohibited list for home-based occupations other than to do a separate project to propose amendments to 22.140.290 - Home-Based Occupations --that would be separate from the CSD update.

Interestingly, in the current Acton CSD, the Home Occupations section is quite similar to the countywide provisions 22.140.290 - Home-Based Occupations. Activities must be home-based, incidental and not disruptive to the surrounding community character. Yes, it does not have a prohibited list, but like the countywide provisions it doesn't define home occupations. However, it requires a site plan review and covenant—far more onerous than countywide provisions. Very few site plans for home occupations have been filed or approved in Acton since 1995, and I believe if one was filed now, the first thing the planner would do is see if the use proposed for the home occupation is allowed in the zone—if its not, I suspect it may not be approved. It would be hard for a planner to allow a use to be home-based that is otherwise not allowed in the zone.

22.140.290 - Home-Based Occupations allows folks to do small, incidental activities in their home or associated accessory structures without having to get permits to do so. It has developments standards that folks are supposed to abide by and it clearly notes what can't be done. Again, the County is relying on folks to follow the rules and manage themselves. If there are particular uses on the home-based occupations prohibited list that aren't allowed in some zones in Acton, we'll need to look very closely at the appropriateness of possibly exempting some of those uses for home-based occupations in Acton due to its unique land use and rural characteristics. However, if it's even possible to exempt any, I would expect the exempted list to be quite small.

Please let me know when you'd like to have a call today. I can set up a Teams meeting or speak to you directly over the phone.

Thank you,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012  
Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

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**From:** Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>  
**Sent:** Thursday, January 28, 2021 8:36 PM  
**To:** Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)>; Acton Town Council <[atc@actontowncouncil.org](mailto:atc@actontowncouncil.org)>  
**Subject:** Re: Thank you for meeting with us last night, Thu, Jan 27

**CAUTION:** External Email. Proceed Responsibly.

Hello Mark;

We are revising our comments based on the conversation we had last night. However, Jacki just pointed out that you have told us several times that, if the use is not permitted in the basic (underlying) zone, then it cannot be done as a home-based business. Are you certain that this is true? If so, then the home based businesses that we want to support will not be allowed. How do we get around this? . Please let us know at your earliest convenience.

Thank you

Kelly

On Thu, Jan 28, 2021 at 6:37 PM Mark Herwick <[mherwick@planning.lacounty.gov](mailto:mherwick@planning.lacounty.gov)> wrote:

Hello Kelly, Jacki, and Pam,

Thank you for meeting with us yesterday evening. We're looking forward to receipt of your color markup of the Jan 20 CSD draft.



Sincerely,

-Mark

**MARK S. HERWICK, AICP | Supervising Regional Planner**

Los Angeles County Department of Regional Planning

320 W. Temple Street, 13th Floor | Los Angeles, CA 90012  
Phone 213.974.6476 | Fax 213.626.0434 | TDD 213.617.2292

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*In response to the evolving coronavirus emergency, Los Angeles County facilities are closed to the public at this time. For the most current information about available services, public meeting schedules, and planning projects, please visit [planning.lacounty.gov](http://planning.lacounty.gov)*

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#)  
**Subject:** Regarding the Industrial Properties in Acton  
**Date:** Friday, June 8, 2018 11:51:05 AM

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Richard,

I am sorry I forgot to mention that all of the industrial property photos are part of the effort by Acton Takes Action, a community task force that formed in Dec. 2016 to address the onslaught of storage-type businesses that began flooding into our community with no regard for their approved conditions of use, such as landscaping and screening.

DRP addressed this outcry extremely satisfactorily after our July 2017 meeting with Donna Termeer, Carmen Sainz and Tina Carlon.

Since these photos were taken in July 2017, landscaping and clean up has occurred on many properties, thanks to pressure put on by DRP Enforcement to do so. Oscar Gomez and Daniel Geringer have been terrific.

ISCO Heavy Equipment Rentals has also since completed a beautiful slump stone and wrought iron wall across the frontage of their property and has properly fenced the other three sides, so we are pleased with that.

These photos were included just to show why it is important for the Acton CSD to include standards for our local industrial zoned properties, which had been completely omitted in the original CSD documents.

Thank you again,  
Ruthie Brock

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#)  
**Subject:** Requested files for CSD revision for Acton-email 1 of 2  
**Date:** Friday, June 8, 2018 11:14:14 AM  
**Attachments:** [PICTURE SPREADSHEETS INDUSTRIALS.zip](#)  
[SURVEY -PRESENTATION FINAL 1-26-17.2704.pdf](#)  
[SURVEY QUESTIONS FINAL 1-26-17.2704.pdf](#)  
[SURVEY RESULTS FOR COUNTRY JOURNAL.pdf](#)  
[SURVEY RESULTS TABULATED 3-13-2017.pdf](#)

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Hello Richard,

Thanks so much again for your time yesterday. We feel the meeting was very productive and I am sure I speak for all of the ATC in attendance that we also appreciate you taking the time to get a feel for our community and to hear some of our personal recollections of why we love living here.

I am attaching the files you requested yesterday in two emails.

In this email will be:

**Photos of the Acton industrial storage-type businesses**

**Acton Industrial businesses community survey presentation, survey and results**

Let me know if there is any problem with opening these or if there is anything else you would like for me to send to you.

Email #2 to follow.

Thank you,  
Ruthie Brock  
CSD committee  
Acton Town Council

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#)  
**Subject:** Requested files, re-sending photos  
**Date:** Friday, June 8, 2018 11:40:50 AM  
**Attachments:** [PICTURE SPREADSHEET 3421 Gillespie Avenue.pdf](#)  
[PICTURE SPREADSHEET 32639 Santiago Rd.pdf](#)  
[PICTURE SPREADSHEET AIN 3208 013 051 and AIN 3208 013 050.pdf](#)  
[PICTURE SPREADSHEET California or Brazilian Pepper trees.pdf](#)  
[PICTURE SPREADSHEET Corner of Sierra Highway and Red Rover Mine Road.pdf](#)  
[PICTURE SPREADSHEET ISCO Sierra Highway near Red Rover Mine Road.pdf](#)  
[PICTURE SPREADSHEET Patriot Environmental and Kip Heavy Equipment.pdf](#)

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Hi Richard,  
I was afraid there might be an issue with the compressed folder containing the Industrial Business photos, so I am re-sending those photos individually.

Thanks,  
Ruthie Brock

**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#)  
**Subject:** Requesting files for CSD revision for Acton-email 2 of 2  
**Date:** Friday, June 8, 2018 11:29:55 AM  
**Attachments:** [Acton Cannabis Survey, Results, Public Comments, County correspondence.zip](#)

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Hi again Richard,  
Here are the files containing our cannabis survey, results, community comments and follow up letter to the County from the ATC.

Again, let me know if there are any problems opening any of these files.

Ruthie Brock,  
ATC CSD committee

22.140.290 - Home-Based Occupations.

- A. Purpose. Home-based occupations may be established so that a resident may carry on a business activity which is clearly incidental and subordinate to a dwelling unit in a Residential Zone. The establishment of a home-based occupation shall be compatible with the surrounding neighborhood and uses, and shall not adversely change the character of the dwelling unit or detract from the character of the surrounding neighborhood.
- B. Applicability. This Section applies to home-based occupations in Zones A-1, A-2, R-A, R-1, R-2, R-3, R-4, R-5, C-MJ, C-RU, MXD-RU, and MXD.
- C. Development Standards. Home-based occupations shall comply with the following standards:
1. The home-based occupation shall be demonstrably secondary and incidental to the dwelling unit and shall not change the character and appearance of the dwelling unit.
  2. The home-based occupation shall not generate pedestrian or vehicular traffic ~~in excess of that which is customary for a dwelling unit,~~ or which would have a disruptive effect on the neighborhood.
  3. ~~The home-based occupation shall not be conducted in any attached or unattached structure intended for the parking of automobiles.~~
  4. The home-based occupation shall not create or cause noise, dust, vibration, odor, gas, fumes, smoke, glare, electrical interferences, hazards, or nuisances <sup>to surrounding properties</sup>. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit. Any noises shall comply with Chapter 12.08 (Noise Ordinance) in Title 12 (Environmental Protection) of the County Code.
  5. ~~Only one home-based occupation is permitted per dwelling unit. A primary dwelling unit may not be used for a home-based occupation, if there is a home-based occupation in an accessory dwelling unit on the same lot.~~
  6. No more than one person not residing on the property may be employed, either for pay or as a volunteer, to work on the property as part of the home-based occupation. One on-site standard sized parking space shall be provided for such employee or volunteer in addition to other required parking set forth in this Title 22.
  7. Signage, in any form, that indicates, advertises, or otherwise draws attention to the home-based occupation is prohibited.
  8. No ~~stock in trade, inventory, or~~ display of goods or materials shall be kept or maintained on the property, ~~except for incidental storage kept entirely within the dwelling unit.~~ Inventory shall be stored indoors or screened from view
  9. ~~No mechanical equipment is permitted in connection with the home-based occupation, other than light business machines, such as computers, scanners, facsimile transmitting devices, digital printers, and copying machines.~~
  10. Activities conducted and equipment or material used shall not change the type of construction of the residential occupancy and shall be subject to all required permits.
  11. The home-based occupation shall not involve the use of commercial vehicles for delivery of materials and products to or from the property ~~in excess of that which is customary for a dwelling unit or~~ which has a disruptive effect on the neighborhood. Such delivery services can include, but are not limited to, mail,

express mail, and messenger services. No tractor trailer or similar heavy duty delivery or pickup is permitted in connection with the home-based business.

12. No more than one client visit or one client vehicle per hour shall be permitted, and only between the hours of 8:00 a.m. to 8:00 p.m., Monday through Friday, in connection with the home-based occupation.

Home based occupations that involve activities outside the dwelling unit are authorized but if they are not conducted within a structure, they will require a site plan review.

D. Prohibitions. The following uses are prohibited as home-based occupations as listed in Table 22.140.290-A, below.

TABLE 22.140.290-A: USES PROHIBITED AS HOME-BASED OCCUPATIONS	
Adult entertainment	Medical physician (non-psychiatric) offices, except as a secondary office which is not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Ambulance services	<del>Photography laboratories, other than for occupant's own use</del>
<del>Animal training services</del>	Recording/motion picture/video production studios, except for editing or pre-recorded material
Automotive repair, painting, body/fender work, upholstery, detailing, washing, including motorcycles, trucks, trailers, and boats	Restaurants
<del>Beautician or barber services</del>	Retail sales
Body piercing services	Tattooing services
Dentist, except as a secondary office which is not used for the general practice of dentistry, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Tow truck services
Funeral chapel or home	<del>Upholstery</del>

Firearms manufacturing or sales	<del>Veterinary services and other uses which entail the harboring, training, care, breeding, raising, or grooming of dogs, cats, birds, or other domestic animals on the property, except those which are permitted by this Section (other than those owned by the resident).</del>
<del>Garment manufacturing</del> seamstress?	Welding or machine shops
<del>Gunsmith services</del>	Yoga/spa retreat centers
<del>Massage, massage services, or massage therapy</del>	Any other uses which disrupt and are inconsistent with the residential character of the neighborhood

(Ord. 2020-0008 § 51, 2020; Ord. 2019-0020 § 16, 2019; Ord. 2019-0004 § 1, 2019.)



**From:** [Acton Town Council](#)  
**To:** [Richard Marshalian](#); [Mark Herwick](#); [Acton Town Council](#)  
**Subject:** Stakeholder Comments on the Acton CSD  
**Date:** Tuesday, February 9, 2021 10:36:21 AM

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**CAUTION: External Email. Proceed Responsibly.**

Dear Mr. Marshalian;

I wanted to followup on your phone call from last week in which you asked whether the ATC was in agreement with the revised container numbers that we indicated Mr. Kestler had requested. From this conversation, I became concerned that DRP has the mistaken impression that the comments on the CSD that we provided on January 31 reflect the things that the ATC wants; in actuality, they are things that the residents of Acton have told us they want over the last 3+ years. So, when Mr. Kestler asked for a revision to the number of containers, we incorporated that recommendation in our input to you because we had no reason to oppose it and we had not heard anything from residents on the issue of the number of containers. However, our conversation last week left me with the feeling that DRP has received input on the Acton CSD of which the ATC was unaware and which should be factored into any future comments that we may provide to ensure that the final CSD really is a community-based document. I have spoken with Kelly about this, and we agreed that the ATC needs to be aware of additional input that DRP has received so that we can temper our comments and recommendations based on such input and thereby integrate it into our final comments on the draft CSD.

Accordingly, and on behalf of the ATC CSD Committee, I respectfully request that you forward to us any comments that DRP has received on the Acton CSD over the last 6 months so that we can reconcile them with the comments that we have previously submitted to you.

Sincerely;  
Jacqueline Ayer  
CSD Committee member

The only trails that have been mapped by the County are "Regional Trails" (also referred to as "Backbone Trails") which are depicted in Figure 10.1 of the adopted County General Plan. However, the Board of Supervisors has clearly established that additional trails must also be secured beyond those mapped and identified as "Regional Trails", including "Connector Trails" and "Feeder Trails". As set forth below, "Connector Trails" and "Feeder Trails" are not mapped, but they are nonetheless mandated for all land uses, particularly in rural areas.

#### **FROM THE PARKS AND RECREATION ELEMENT OF THE COUNTY GENERAL PLAN (CHAPTER 10).**

**Goal P/R 4:** Improved accessibility and connectivity to a comprehensive trail system including rivers, greenways, and community linkages.

- Policy P/R 4.3: Develop a network of **feeder trails** into regional trails. *This policy explicitly establishes that the mapped "Regional Trail" system is merely the starting point for trail planning and development and it imposes additional obligations to secure feeder trails to the mapped "Regional Trails".*

#### **FROM THE MOBILITY ELEMENT OF THE COUNTY GENERAL PLAN (CHAPTER 7).**

##### **Connecting Transportation and Land Use Planning**

Finally, an important consideration in rural areas is to ensure that land uses account for equestrian uses, including the development of feeder trails and regional trails, to address equestrian mobility issues (emphasis added). *This discussion further establishes that land uses in rural areas must accommodate not only the mapped "Regional Trails", but also "feeder trails" to address mobility issues.*

**Goal M 2:** Interconnected and safe bicycle- and pedestrian-friendly streets, sidewalks, paths and trails that promote active transportation and transit use.

- Policy M 2.8: Connect trails and pedestrian and bicycle paths to schools, public transportation, major employment centers, shopping centers, government buildings, residential neighborhoods, and other destinations. *This policy further establishes that trail development is essential to **local** connectivity within a community which is entirely independent of, and unrelated to, "Regional Trail" connectivity; this policy mandates that local trails be secured for local community purposes **regardless of whether they are "mapped"**.*

#### **FROM THE MOBILITY ELEMENT OF THE ANTELOPE VALLEY PLAN (CHAPTER 3).**

**Goal M 10:** A unified and well-maintained multi-use (equestrian, hiking, and mountain bicycling) trail system that links destinations such as rural town centers and recreation areas throughout the Antelope Valley.

- Policy M 10.2: Connect new development to existing population centers with trails, requiring trail dedication and construction through the development review and permitting process. *This policy pertains specifically to the required imposition of **connector trail requirements** on new developments. The trail connections called for in this policy are separate from, and not part of, the mapped "Regional Trail". A trail dedication offer made pursuant to a development secures the needed pathway for immediate public use, but imposes no maintenance obligation on the county until the offer is accepted.*

Policy M 10.8: Solicit community input to ensure that trails are compatible with local needs and character. *This policy directs the County to work with Acton residents to establish trails that are compatible with our needs. These needs include local trails and feeder trails in addition to regional trails. The Department of Parks and Recreation has denied all but one trails request that the Acton Town Council has made over the last 6 years.*

Policy M 10.6: Where trail connections are not fully implemented, collaboratively work to establish safe interim connections.

*This policy pertains specifically to the ATC's request that alternate trail easements be secured on proposed development to achieve trail connectivity because the pathways identified in the mapped Trail Plan" is far too dangerous for either pedestrians or equestrians. For example, the adopted and mapped "Trail Plan" directs pedestrians and*



*equestrians to use the 2-foot wide shoulder on the north side of Sierra Highway between Crown Valley Road and Desert Road; this is exceedingly dangerous and entirely inappropriate. Correspondingly, and through Policy M10.6, a safer alternative must be secured to achieve interim connectivity until the County makes this "mapped" trail safe for use.*

## **FROM THE COMMUNITY SPECIFIC LAND USE CONCEPTS OF THE ANTELOPE VALLEY AREA PLAN (CHAPTER 7).**

### **Acton:**

New buildings in these CR designations shall also be limited to two stories in height, shall include Old West design elements with earth tone colors at a pedestrian-oriented scale, and **shall** be linked to surrounding rural town areas through trails and pedestrian routes. (emphasis added). Securing a trail is mandatory on all commercial development in Acton.

New buildings in these IL designations shall be limited to two stories in height, shall include Old West design elements with earth tone colors at a pedestrian-oriented scale, and **shall** be linked to surrounding rural town areas through trails and pedestrian routes. (emphasis added). Securing a trail is mandatory on all industrial development in Acton.