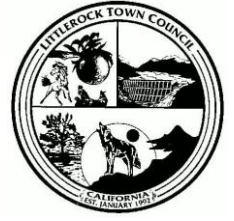


Southeast Antelope Valley Community Standards District



Littlerock Town Council
P.O. Box 190
Littlerock, CA 93543



Littlerock Town Council
P.O. Box 190
Littlerock, CA 93543

Omnibus CSD Amendment September 2010

Table of Contents

Introduction	Page 2
Part A. Truck Operations and Parking	Page 3
Part B. Containers	Page 7
Part C. Collector Cars and Motor Vehicles	Page 10
Part D. Rural Artifacts	Page 13
Part E. Other Recreational Vehicles	Page 14
Part F. Alternative Energy Applications	Page 15
Part G. Miscellaneous Changes	Page 17
Addendum A - Generic One Acre Lot	Page 20
Glossary	Page 21

Southeast Antelope Valley Community Standards District

Introduction

The purpose of this amendment is to update the original document with many of the lessons learned since its adoption by the Board of Supervisors in 2007. The town councils of our community standards district have incorporated revisions that are in keeping with the rural character of our community and the wishes of the people.

These revisions are necessary in large part due to the vague wording of many Los Angeles County codes that are referenced by various county agencies when they cite local residents for potential code violations. Such vagueness permits county employees to interpret these codes in ways that are often difficult to comprehend and often based on spur-of-the-moment feelings rather than on a solid, legal foundation or precise wording. Moreover, many citations are based on anonymous complaints that can easily result in the complicity of Los Angeles County in a possible hate crime.

The amendment itself will add seven basic permitted activities to our CSD: truck parking, the use of sea-land containers, collector cars and car collections, other motor vehicles, rural artifacts, alternative energy systems, and, finally, changes to the current CSD language. Each section of this amendment defines newly permitted activities while at the same time providing resident developed and reasonable limitations on those activities.

All the new permitted activities, as well as the changes to the current CSD language, are intended to bolster the rights of all residents, rights that are part and parcel of a rural character and life style.

The amendment itself is the result of a joint CSD committee consisting of members from the Littlerock Town Council, two members from the Sun Village Community, and two members from the community at large. Sharing the chairmanship of this committee are two resident of Sun Village: David Cleveland and Cecil Harris. More than 700 hours of committee negotiations and deliberations, spanning more than seven months, together with hundreds of pages of text and analytical diagrams, were necessary to complete this major update of the CSD. It is not an activity that was taken lightly, but a task fraught with pitfalls and u-turns. The resulting amendment is something of which we can all be proud and which we are confident that our community will be a better place because of it.

We urge the Department of Regional Planning, the Board of Supervisors, and all agencies that may be involved, to approve the amendment as soon as possible.

Southeast Antelope Valley Community Standards District

A. Truck Operations and Parking

Definitions. Truck owner/operator: homeowner, lessee, or renter who is in the business of driving/operating a commercially registered vehicle. Such operations are considered to be a home-based occupation and an activity that is incidental and subordinate to a dwelling unit in an agricultural zone (A1, A2) and/or rural areas where production agriculture is not the major land use.

a. For the purposes of this subsection, a driveway may be composed of concrete, gravel, blacktop, crushed stone, or simple dirt.

b. For the purposes of this subsection, an Equivalent Trucking Unit (ETU) is considered to be one (1) tractor and two (2) trailers or one (1) tractor and one (1) set of doubles. See, also, Truck Sizes in Addendum A at the end of this section.

c. For the purposes of this subsection, truck operations refer to the independent owner/operator's activities on his own rural property where production agriculture is not the major land use and are distinguished from large-scale commercial and/or industrial truck operations.

d. Truck operations are based on the number of allowable ETU's and related equipment used by independent owner/operators in agricultural zoned areas (A1, A2) and rural areas of this CSD as per Figure 1, below.

GROSS ACREAGE			ETU'S
FROM	-	TO	
0.5	-	1.0	1
1.1	-	2.0	2
2.1	-	3.0	3
3.1	-	4.0	4
4.1	-	5.0	5

Figure 1. ETU Parking Matrix

e. The minimum lot size for owner/operator truck parking is 1/2 acre.

f. The owner/operator may store ETU's on their personal property where he or she resides (owned, leased or rented) provided that the equipment and their operations adhere to the allowable activities of this subsection.

Southeast Antelope Valley Community Standards District

g. Sub-leasing to park other owner/operator's ETU's is not allowed unless said property is zoned for commercial, industrial or manufacturing uses.

h. Owner/operator typically refers to one legal owner. This subsection, however, recognizes that husband/wife or father/son may share driving duties with the vehicles on their personal property (owned, leased or rented) and where the property is subject to Parking Matrix shown in Figure 1, above.

I. General Rules:

i. No more than one ETU, or the multiple units provided in the Parking Matrix shown in Figure 1, above, may be parked on an owner/operator's residential lot (owned, leased or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways. Setbacks guidelines are as follows: 10 feet from rear fence or lot line, and 10 feet from either side fence or lot line. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land.

ii. Pickup trucks and vehicles under 10,000 Gross Vehicle Weight GVW, including those with dual rear tires commonly called duallys, are allowed on driveways provided that such parking does not block any exits, windows or access ways and will permit adequate pedestrian and vehicle ingress and egress.

iii. Refrigerated ETU's, and the newer 'whisper reefer' models, may be parked on an owner/operators residential lot (owned, leased or rented) provided that such parking does not obstruct, block, or reduce the frontage (street side) view of current structures, and will comply with California Air Resources Board (CARB) standards for noise and soot control.

iv. All noise, apart from start up or parking activities will be limited to the hours of 6:00 AM to 10:00 PM local time.

v. The California Five Minute Idle Law for certified diesel engines in vehicles greater than 14,000 Gross Vehicle Weight GVW is in effect for this subsection of the CSD. California Law permits exceptions to the five-minute rule for safety reasons.

vi. The owner/operator may perform routine maintenance on his or her ETU's as described in Definitions, d, above and shall meet the environmental laws regarding the proper disposal of materials. The truck owner/operator, homeowner, lessee, or renter, may not perform for hire maintenance on another owner/operator's ETU's unless said property is zoned

Southeast Antelope Valley Community Standards District

for commercial, industrial or manufacturing uses.

vii. ETU's that contain cargo such as hazardous or flammable materials, fuel, oil or chemicals, biohazard or septic material may not be parked on the owner/operator's personal residential property (owned, leased or rented) unless they are properly unloaded and sanitized prior to parking overnight and meet all environmental laws regarding the disposal of such materials. For more information, consult the Hazardous Materials Drivers Handbook available at the DMV. A resident who suspects hazmat regulations may be violated by vehicles that may contain hazmat materials are instructed to contact the California Highway Patrol.



Sample folding HazMat sign can display eight separate materials.

viii. ETU's will not be parked on the street over night. Current Los Angeles County Code also prohibits on-street truck parking for more than two hours except in cases where service vehicles are in use, such as moving vans, septic trucks, etc.

ix. Owner/operators may not use their personal residential property (owned, leased or rented) for staging or storage of cargo, or for the off-loading and re-loading of materials.

x. The owner/operator will adhere to the posted speed limits and is advised that local road weight limits are 80,000 pounds as per Los Angeles County Department of Public Works.

xi. Current county code does not permit an owner/operator to park his or her ETU on any unimproved parcel of land.

xii. All truck parking operations begun after the date this amendment is approved by the Los Angeles County Board of Supervisors must adhere to the provisions of this amendment.

xiii. Some areas within this CSD are covered by CCR's (covenants, conditions and restrictions) that may limit or restrict truck parking. Consult the local homeowner's group in those particular areas for more precise information.

Southeast Antelope Valley Community Standards District



STAA Truck Tractor - Semitrailer

Semitrailer length : 48 feet maximum
KPRA* : no limit
Overall length : no limit *(KPRA = kingpin-to-rear-axle)



Semitrailer length : over 48 feet up to 53 feet maximum
KPRA : 40 feet maximum for two or more axles,
38 feet maximum for single-axle trailers
Overall length : no limit



STAA Truck Tractor - Semitrailer - Trailer (Doubles)

Trailer length : 28 feet 6 inches maximum (each trailer)
Overall length : no limit



California Legal Truck Tractor - Semitrailer

Semitrailer length : no limit
KPRA : 40 feet maximum for two or more axles,
38 feet maximum for single-axle trailers
Overall length : 65 feet maximum



California Legal Truck Tractor - Semitrailer - Trailer (Doubles)

Option A

Trailer length : 28 feet 6 inches maximum (each trailer)
Overall length : 75 feet maximum

Option B

Trailer length : one trailer 28 feet 6 inches maximum
other trailer may be longer than 28 feet 6 inches
Overall length : 65 feet maximum

SSTA= Surface Transportation Assistance Act of 1982, CalTrans

Southeast Antelope Valley Community Standards District

B. Cargo Storage Containers for Incidental Storage

Definitions: Cargo storage containers commonly used on ocean-going cargo vessels, sometimes called sea land containers, are to be considered as personal property, not as structures or buildings, and located on A1 and A2 land where production agriculture is not the major use. Placement of cargo storage containers within this CSD is not subject to Los Angeles County approval or monetary licensing fees.

a. All containers placed after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of paragraph c, items i thru xiv below. All existing storage containers will comply with all paragraphs in subsection c, below.

b. For the purposes of this subsection, one cargo storage container that measures approximately 8 X 10 X 20 is considered one Transportation Equivalent Unit or (TEU). A cargo storage container that measures approximately 8 X 10 X 40 is considered two (2) TEU's. (See: page 3 for more details.)

c. Cargo containers may be used for incidental storage when the following conditions and requirements are satisfied:

i. Containers may be placed on improved residential lots or parcels of land according to the Cargo Container Matrix shown in Figure 1, below.

GROSS ACREAGE			TEU's
FROM		TO	
0.20	-	0.59	1
0.60	-	0.99	2
1.00	-	1.99	4
2.00	-	2.99	6
3.00	-	3.99	8
4.00	-	4.99	10

Figure 1. Cargo Container Matrix

ii. Containers may not be placed on unimproved lots or parcels of land except during construction projects.

iii. Each existing container shall be painted with a single color similar to the primary structure to minimize its visual impact or by the use of a single color selection of “earth tones or shades of taupe, beige, olive, burgundy, or other neutral colors” as per Southeast Antelope Valley Community Standards District, F.2.d.i, page 11.

Southeast Antelope Valley Community Standards District

iv. Each container will be positioned on the lot so it will minimize its visual impact to existing structures, will not obstruct, block or reduce the frontage (street side) view of current structures, and will not block any exits, windows or access ways to the primary structure or accessory buildings.

v. Setbacks:

- Containers will be placed in the back yard
- 15 feet side yard setback
- 15 feet rear yard setback
- Maintain six (6) feet between accessory structures and ten (10) feet between any

primary structures. These guidelines may not be practical in all cases due to the peculiarities of individual lots and parcels of land.

vi. Cargo containers may not be stacked.

vii. Cargo storage containers may not be used for the storage of hazardous or flammable materials unless stored in approved containers.

viii. Cargo storage containers may not be used for human or animal habitation.

ix. Cargo storage containers may not be used for manufacturing or retail sales.

x. Cargo storage containers shall not be placed over septic tanks or leech lines.

xi. Cargo storage containers shall be maintained in good condition and free of graffiti.

xii. No cargo storage containers shall be allowed in any area designated as a Historical Archaeological Landmark or an area designated as a Special Historic District.

xiii. Cargo storage container access doors should remain closed when not in use.

xiv. Signs shall not be allowed on cargo storage containers except those that may be required for public safety information about the container's contents.

xv. The property owner should consider where his neighbor's primary residence is located so as not to block the neighbor's view when placing his or her cargo storage container(s) on his or her own property or parcel of land.

Allowable But Not Required Alterations

(1) Structural alterations, such as doors and windows, may be made to cargo storage containers to ensure that safe and adequate ingress and egress is possible, e.g. each sea/land cargo box may have an exit door with a minimum size of 3'0" x 6'8". This exit door shall be "operable" from the inside without the use of a key tool, special knowledge or effort.

Southeast Antelope Valley Community Standards District

(2) Electrical service is allowed in the storage building when Los Angeles County Electrical Codes are followed. Minor electrical service may be initiated via an extension cord or by the use of solar lighting.

(3) The owner may provide natural ventilation to storage containers via turbine vents located on the roof. Such ventilation systems should be considered since valley temperatures can range from 10° to 120°, which can result in interior temperatures from 10° to over 150°. These systems will ensure that adequate ventilation is used to maximize safety and to avoid asphyxiation and/or heat exposure.

Southeast Antelope Valley Community Standards District

C. Collector Cars and Motor Vehicles

Definitions: This subsection is intended to encourage responsible participation in the hobby of collecting, preserving, restoring, and maintaining motor vehicles of historic and special interest, which hobby contributes to the enjoyment of the citizen and the preservation of California's automotive memorabilia. Except where otherwise stated, all provisions of the California Vehicle Code 5050, 5051, and 5052, Addendum A, will apply for this subsection.

a. For the purposes of this subsection, there are two genres of motor vehicles that will be addressed: antique or classic and individual collectible vehicles. They may be of 2-wheel or multi-wheel construction. The Antique Auto Club defines an antique car as 25 years old or older. A classic car may be defined as "a fine or distinctive automobile, either American or foreign built, produced between 1925 and 1948. An individual collectible may be of any vintage, and any wheel configuration, that the resident of this CSD chooses to collect, e.g., a certain *marque* such as Chevrolet, muscle cars from the 1960's, or specific types, such as convertibles, motorcycles, motorized bikes, tractors, or pickup trucks. This list is not intended to be specific, but to serve only as a guide. Specialized vehicles, antique motorcycles, motorized bikes, tractors and other wheeled collectibles may have different classifications to qualify as classic, antique, or historically collectible. Such vehicles are included in this subsection.

b. For the purposes of this subsection, motor vehicle collections, apart from commercial trucks referenced in Section A of this amendment, may consist of one or more vehicles.

c. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a vehicle collector.

d. All collector cars and motor vehicles collected after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with the provisions of this subsection.

Southeast Antelope Valley Community Standards District

e. General Rules

i. A property owner's vehicle collection may occupy 10% of the gross land area of the owner's lot or parcel of land as per the matrix shown below in Figure 1.

LOT SIZE	GROSS ACREAGE	VEHICLE COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21,780	2,178
1.0	43,560	4,356
2.0	87,120	8,712
3.0	130,680	13,068
4.0	174,240	17,424
5.0	217,800	21,780

Figure 1. Vehicle Collection Land Area Matrix

ii. Each vehicle space within the area set aside for a vehicle collection should measure 10' X 22' to allow for easy and safe access to the vehicles. Individual spaces for motorcycles and sub-compact vehicles may be correspondingly smaller.

iii. Space between vehicles should measure a minimum of 48" door-to-door and 48" bumper-to-bumper.

iv. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.

v. An outside vehicle hoist may be utilized for purposes of restoration and rebuilding of vehicles. The hoist should be located in a spot that permits ease of access and owner usage but which is not located in a sensitive area - a portion of a lot or parcel of land place where a lift would be unsightly or out-of-place, such as the front yard or corner side yards.

Southeast Antelope Valley Community Standards District

Collector Vehicles, California Vehicle Code

Section 5050. The Legislature finds and declares that constructive leisure pursuits by California citizens is most important. This article is intended to encourage responsible participation in the hobby of collecting, preserving, restoring, and maintaining motor vehicles of historic and special interest, which hobby contributes to the enjoyment of the citizen and the preservation of California's automotive memorabilia.

Section 5051. (a) "Collector" is the owner of one or more vehicles described in Section 5004 [of the California Vehicle Code] or of one or more special interest vehicles, as defined in this article, who collects, purchases, acquires, trades, or disposes of the vehicle, or parts thereof, for his or her own use, in order to preserve, restore, and maintain the vehicle for hobby or historical purposes.

(b) "Special interest vehicle" is a vehicle of an age that is unaltered from the manufacturer's original specifications and, because of its significance, including, but not limited to, an out-of-production vehicle or a model of less than 2,000 sold in California in a model-year, is collected, preserved, restored, or maintained by a hobbyist as a leisure pursuit.

(c) "Parts car" is a motor vehicle that is owned by a collector to furnish parts for restoration or maintenance of a special interest vehicle or a vehicle described in Section 5004, thus enabling a collector to preserve, restore, and maintain a special interest vehicle or a vehicle described in Section 5004 [of the California Vehicle Code].

(d) "Street rod vehicle" is a motor vehicle, other than a motorcycle, manufactured in, or prior to, 1948 that is individually modified in its body style or design, including through the use of non-original or reproduction components, and may include additional modifications to other components, including, but not limited to, the engine, drive train, suspension, and brakes in a manner that does not adversely affect its safe performance as a motor vehicle or render it unlawful for highway use.

Section 5052. Storage: Manner of Maintenance

Except as otherwise provided by local ordinance, a collector may maintain one or more vehicles described in Section 5051, whether currently licensed or unlicensed, or whether operable or inoperable, in outdoor storage on private property, if every such vehicle and outdoor storage area is maintained in such manner as not to constitute a health hazard and is located away from public view, or screened from ordinary public view, by means of a suitable fence, trees, shrubbery, opaque covering, or other appropriate means.

D. Rural Artifacts

Southeast Antelope Valley Community Standards District

Definitions: Rural artifacts are collectible items that may include such things as farm equipment, mining equipment, railroad equipment, old wagons, old windmills, or other items that a hobbyist may wish to collect and display. The collector of these items may choose to restore them or leave them in a state of "arrested decay" as the California Parks Department refers to the ghost town of Bodie, California. This category is intended to be especially broad because each individual collector may have specific and unique collecting interests. This section will not apply to production farmers who typically have many pieces of equipment visible at all times that are part of their livelihood.

a. General Provisions

i. Rural artifacts may be collected and displayed on 10% of the land area of a lot or parcel of land as per the matrix shown below. Because such artifacts are collectible items or historic in nature, they may be displayed on any portion of an owner's lot or parcel of land except in those areas where safety concerns would suggest otherwise.

LOT SIZE	GROSS ACREAGE	VEHICLE COLLECTION SQ FT
SIZE	SQ FT	10%
0.5	21,780	2,178
1.0	43,560	4,356
2.0	87,120	8,712
3.0	130,680	13,068
4.0	174,240	17,424
5.0	217,800	21,780

Figure 1. Artifact Collection Matrix

ii. The rural artifact display or storage area should be free of weeds and clutter to lessen the possibility of fire damage and rodents.

iii. Residents of this CSD do not require any special county fees, county reviews, or plot plans in order to be a collector of rural artifacts.

E. Other Recreational Vehicles

Southeast Antelope Valley Community Standards District

Definition: For the purposes of this subsection, it is understood that residents of this CSD may own and utilize other types of vehicles for recreational uses. Such vehicles include, but are not limited to, motor homes, recreational vehicles (RV's), boats, and boats with trailers, utility trailers, and horse trailers.

a. Residents of this CSD may park and store the vehicles enumerated in this subsection on those portions of their lot or parcel of land that will minimize their street side appearance.

b. The storage of these vehicles shall be confined to an area that shall not exceed 10% of the gross land area of the owner's lot or parcel of land. For an idea of how this 10% land area may be configured, see Attachment A of this subsection.

c. Space between vehicles should measure a minimum of 48" to allow ease of access.

d. Vehicle storage space should be kept free of weeds and clutter to lessen the possibility of fire damage and rodents.

Southeast Antelope Valley Community Standards District

F. Alternative Energy Applications

Definitions: Alternative Energy Applications are encouraged in this CSD as another extension of rural freedoms available to all residents. Such alternate energy systems will help all residents become more energy efficient, will help lessen the power demands on public utilities, and will offer extra power for the county grid when power demands on the grid are near maximum levels. Alternative Energy Applications are a win-win situation for all concerned. Typically, alternative energy may either be solar or wind type systems, yet as technology improves, other sources may also prove applicable for home uses. While alternative energy sources have become cheaper over time, bureaucratic regulations and permit fees have become excessive. Therefore, it is necessary to include an Alternative Energy Bill of Rights for this CSD.

Alternate Energy Bill of Rights

Right #1

Alternative energy systems shall be installed to provide the lowest cost for residents and ratepayers in this CSD taking into account all applicable costs.

Right #2

There shall be no restrictions on solar or wind powered installations for any reason other than pre-existing health and safety concerns.

Right #3

There shall not be any added paperwork for connecting a solar or wind powered system as long as it is comparably sized to the structure's existing electrical service. If there is no "interconnection" paperwork, for example, for a 3-ton air conditioner installation, there should be no paperwork for a 3kw alternate energy system.

Southeast Antelope Valley Community Standards District

Right #4

There shall not be any demand charges, standby fees, or extra expenses for net metering. Net metering customers put power into the grid when electricity is most needed.

Right #5

There shall not be a separate inspection for building departments, fire departments, utilities and rebate administrators, etc. One, and only one, jurisdictional inspection shall be required for an alternate energy system installation.

Right #6

The permit fee for any alternative energy system should be \$175.00 payable to one agency of Los Angeles County. This is in line with the fee charged by the City of Lancaster, California, for a VAWT (Vertical Axis Wind Turbine) system. *[Note: Current LA County permit fee for such a wind turbine can be as high as \$10,000.00 - not a particularly good incentive to encourage more economical energy production.]*

Residents of this CSD may select for their personal use on their own lot or parcel of land any alternate energy system that meets their individual requirements. Residents who opt for alternate energy systems should place them in a location that minimizes their visual impact to their neighbors.

NOTE: This amendment does not address major alternative energy systems' installations that may be proposed and developed by outside energy contractors. Residents of the CSD, however, encourage Los Angeles County agencies to keep such permit and licensing fees to a minimum in order to ensure the possibility of continuing lower cost utilities throughout the Antelope Valley.

Southeast Antelope Valley Community Standards District

G. Miscellaneous Changes to Current CSD

Definitions: The following changes are necessary to ensure that our rural lifestyle and property rights are protected by the agencies that serve our community.

Change #1 - Rezoning

In the original CSD application of 2006, our community asked that Avenue T, from the western border at Littlerock Creek, to the eastern border at approximately 89th Street East, be re-zoned to a mixed-use area. For unknown reasons, the county ignored our request. Currently, there are residential, retail, and commercial parcels located at random along the Avenue T corridor. The area is growing rapidly, and by mid 2010, the intersection at 87th and Avenue T will be significantly upgraded with a stoplight and widened streets with turn pockets. With this upgrade, this portion of our community will become a secondary focal point for all residents and far more amenable for commercial growth. For these reasons, we reiterate our desire to re-zone Avenue T from its current designation to a mixed-use corridor.

Change #2 - Business Signs along Pearblossom Highway

According to our current CSD approved by the Board of Supervisors in 2006, the area along Pearblossom Highway in Littlerock "...is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character."

Recent contretemps between businesses along the highway and county agencies suggest that there are significant differences of opinion between local residents and county agencies on what constitutes our "existing community character." For these reasons, Part 10 of Chapter 22.52 shall no longer apply to this commercial corridor. Instead, businesses along Pearblossom Highway's current commercial district, as well as the future expansion along the 138 commercial corridor that were suggested at the November Town & Country Planning meeting, will be permitted to erect signs that are

Southeast Antelope Valley Community Standards District

intended to attract passersby into their various businesses. Such signs will be Western or Southwestern in nature, may be placed on any section of the landowner's property for each business, and may not exceed 4 X 8'. These signs may not contain lights or flashing lights that could interfere with traffic patterns or cause a major visual distraction to passing motorists. New signs do not require any additional county fees or permits.

Since our current CSD states that all businesses along the Pearblossom corridor must be painted, decorated, or built to Western or Southwestern styles, any sign painted on any structure must compliment either building style. Signs painted on buildings may also depict western, southwestern or agricultural themes much like building decorations in Tehachapi and Bishop, California.

Signs placed after the adoption of this amendment by the Los Angeles County Board of Supervisors must comply with all provisions of this subsection.

Change #3 - Fence Height

County Code 22.48.160 (and everywhere cited in Los Angeles County Codes) is hereby modified for rural residential areas to read:

A. Front Yards. Fences may be erected within a required front yard to a height of 6 feet as additional protection against animal predators, such as coyotes, and wild dogs.

B. Corner side yards. Fences may be erected within a required corner side yard to a height of 8 feet as additional protection against animal predators, such as coyotes, and wild dogs.

C. Interior Side and Rear Yards. Fences may be erected within an interior or rear side yard to a height of 8 feet as additional protection against animal predators, such as coyotes, or wild dogs.

Change #4 - Storage Sheds

Southeast Antelope Valley Community Standards District

County Code 22.24.130 Accessory uses (and everywhere cited in Los Angeles County Codes) referring to storage sheds is hereby modified to read: residents of the CSD may erect storage sheds having an area up to 200 square feet.

Change #5 – Current CSD Title 22

Add the following sentence ***in bold*** to page 11:

F. Area-Specific Standards

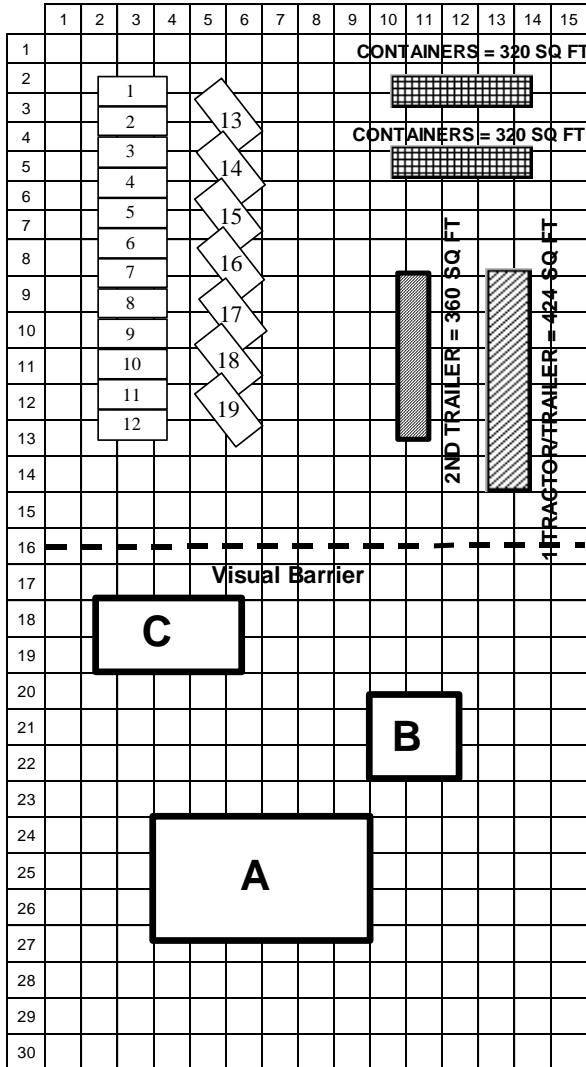
2. Area 2- Pearblossom Highway Commercial Area. *[paragraph will now read]:*

a. Intent and Purpose. This area is established to preserve and enhance the small-town, rural frontier style of commercial development existing along Pearblossom Highway, and to promote future development that is consistent with the existing community character. ***All parcels of land located along Pearblossom Highway that are not zoned residential shall, for the purposes of this subsection, be considered as commercial property, subject to the commercial property guidelines in this document, whether they are in fact currently zoned M (manufacturing) or I (industrial).***

Southeast Antelope Valley Community Standards District

Addendum A

GENERIC ONE ACRE LOT 145 x 300 FEET



**ONE ACRE = 43560 SQUARE FEET
1 SQUARE = 100 SQUARE FEET**

Car Collection
19 Vehicles each 10 X 22 or 220 Sq.ft each
19 X 220 = = 4180 SQ FT
10% of acreage

SUMMARY

A - HOUSE = 36 x 60 = 2200 SQ FT = 5.0%
 B - GARAGE = 24 X 24 = 576 SQ FT = 1.3%
 C - OUTBUILDING = 20 X 40 = 800 SQ FT = 1.8%
 CAR PARKING = 19 @ 220 SQ FT = 4180 SQ FT= 10%
 TWO CONTAINERS = 640 SQ FT = 1.5%
 1 TRACTOR/TRAILER = 8 X 60 = 480 SQ FT = 1.1%
 2ND TRAILER = 8 X 45 = 360 SQ FT = 0.8%

TOTAL = 9236 SQ FT OR 21.2% OF LAND AREA

REMAINING OPEN AREA

34324 SQ FT OR 78.8% OF LAND AREA

Southeast Antelope Valley Community Standards District

Glossary

Alternate Energy Applications	The use of alternate energy systems, e.g., solar or wind, in local residences of business, is encouraged in this CSD.
Business Signs	Current county codes used to restrict signs in our rural community will no longer apply along Pearblossom Highway.
California Vehicle Code	California Vehicle Code and this CSD encourage and support the hobby of car collecting.
CCR's	Covenants, conditions and restrictions may limit certain activities that are otherwise permitted in this CSD. Consult local homeowner's groups for details.
CSD	Community Standards District. A geographically defined area with basic land use guidelines established by local residents and approved by the Board of Supervisors.
Driveway	A driveway may be composed of concrete, gravel, blacktop, crushed stone, or simple dirt.
Dually	A category of pickup truck with dual rear wheels, under 10,000 pounds, that may be parked on one's driveway.
Equivalent Trucking Unit (ETU)	One tractor and two trailers or one tractor and one set of doubles.
GVW	Gross Vehicle Weight
Minimum Lot Size	Minimum lot size for truck parking and container usage in this CSD is 1/2 acre.
On-street Parking	County code prohibits on-street truck parking for more than two hours except in cases where service vehicles are in use, such as moving vans, septic trucks, etc.
Owner/Operator	A person who is in the business of driving or operating a commercially registered vehicle.
Pickup Truck	A category of motor vehicle under 10,000 pounds, that may be parked on one's driveway.

Southeast Antelope Valley Community Standards District

Recreational Vehicle	A category of vehicle that includes motor homes and RV's and is distinct from collector cars or car collections.
Rezoning	Rezoning required by this CSD amendment will change the zoning along the length of Avenue T to mixed use, i.e., residential, commercial, and retail. Such rezoning will help this secondary artery to become another area of growth.
Road Weights Limits	Road weight limits in this CSD are 80,000 pounds for all currently existing roads.
Setback	The minimum distance from the rear and side fence that an ETU or TEU may be located or parked.
Transportation Equivalent Unit (TEU)	A unit of measure for containers. One TEU equals a container that typically measures 8 X * X 20; two TEU's equal one container that measures 8 X 8 X 40. It is a common unit of measure used by the transportation industry, the railroads, the shipping industry and the U.S. government.