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March 24, 2026

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. PRJ2024-001108-(5)  
MODIFICATION TO RECORDED MAP NO. 16832A (RPPL2024001660)  
APPLICANT: JORGE GARCIA  
PROJECT LOCATION: VACANT PARCEL NORTH OF SIERRA HIGHWAY  
(ASSESSORS PARCEL NUMBER 3217-021-029)  
ANTELOPE VALLEY PLANNING AREA  
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

**SUBJECT**

This item is an appeal of a decision of the Los Angeles County (County) Regional Planning Commission (Commission) to approve Project Number PRJ2024-01108-(5), Modification to Recorded Map No. 16832A (RPPL2024001660). The applicant, Jorge Garcia, requests authorization to remove the recorded private driveways and fire lanes that were never installed nor utilized as part of a previously approved commercial development. The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations) Categorical Exemptions. The Commission's decision was made at a duly-noticed hearing held on November 19, 2025, with an approval vote of 4 to 0, with one Commissioner absent.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

1. Find that the Project is categorically exempt pursuant to State CEQA Guidelines Section 15305 (Class 5, Minor Alterations in Land Use Limitations);

2. Deny the appeal; and
3. Adopt the Commission's findings and conditions for the project.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The applicant, Jorge Garcia, is requesting the removal of recorded private driveway and fire lane locations as depicted on Modified Parcel Map No. 16832A. These recorded private driveways and fire lanes were required as part of a two-parcel subdivision, which included one multifamily lot with an existing 48-unit apartment complex on Parcel No. 1 and one commercial lease-only parcel with three buildings on Parcel No. 2, on a total of 4.3 acres. The commercial development was previously approved through a site plan. However, the commercial development on the lease-only parcel was never constructed. The associated private driveways and fire lanes were thus never physically installed or utilized. The subject property (Parcel No. 2) is approximately 1.4 acres in size and consists of Assessors Parcel Number (APN) 3217-021-029. A Negative Declaration was prepared for the 1993 tentative map approval of the commercial lot and one multifamily lot with an existing 48-unit apartment complex. This Modification to the Recorded Map only pertains to the 1.4-acre Parcel No. 2 and does not propose any modification to land use, density, or development intensity. The property remains vacant, and no development, grading, or construction is proposed as part of this request (project).

### **Implementation of Strategic Plan Goals**

This action supports the County's vision for improving economic vitality in unincorporated areas by restoring flexibility for future commercial development and allowing the site to be designed in accordance with current standards and requirements, including enhanced fire resiliency and ingress/egress requirements. The County Fire Department (Fire) is not opposed to the removal of the private driveways/fire lanes mapped in their current location, as no development has occurred. Fire will review any future development proposed on the property and confirm that it meets access and other Fire Code requirements.

The project supports the implementation of the following Goals and Strategies of the 2024-2030 County Strategic Plan:

North Star Priority 2: Foster Vibrant and Resilient Communities, Focus Area E- Economic Health

The project requests the removal of recorded private driveways and fire lanes that were never installed on the property, as no related development occurred. The project supports the strategic deployment of community resources by eliminating obsolete land use encumbrances that discourage reinvestment and site development. Increased site flexibility improves opportunities for partnerships with community-based organizations, corporations, and/or small businesses, thereby strengthening the overall economic health of the community.

### **FISCAL IMPACT/FINANCING**

The project does not include any proposed construction or development. This project proposes the removal of recorded private driveways and fire lanes for a commercial development that was never constructed. Associated County fees for the review of this project were assessed and paid by the applicant. The applicant is required to fully cover the costs associated with any future proposed development on the property including any inspections required by County Departments.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Commission held a duly noticed public hearing on November 19, 2025. During the November 19 hearing, the Commission heard a staff presentation and public testimony, including comments from three members of the public in opposition to the project. These testifiers included the appellant and two other community members who opposed the project. They stated that a Modification to Recorded Map is not the appropriate process and that only the development approved in 1993 should be allowed on the property. After discussion, the Commission closed the public hearing, adopted the CEQA determination for a Class 5, Minor Alterations in Land Use Limitations, categorical exemption, and approved the Project by a 4-0 vote (one Commissioner was absent).

On November 20, 2025, the County received an appeal of the Commission's approval of the Project. Save Our Rural Town (SORT) filed an appeal asserting, among other claims, that the modification is inconsistent with the original lease project approval, constitutes impermissible CEQA segmentation, lacks evidentiary support, requires a new tentative map, and would result in significant environmental impacts.

Regarding the Modification to Recorded Map, the Project does not alter the "lease purposes only," also known as a Lease Project, restriction recorded on Parcel No. 2, nor does it change zoning, density, or permitted uses. Any future construction would remain subject to all applicable code requirements, ministerial, and discretionary approvals.

Pursuant to California Government Code Section 66472.1 and Los Angeles County Code Section 21.52.030, a recorded map may be modified where changes in circumstances render conditions inappropriate or unnecessary, provided the modification does not impose additional burdens or alter property rights. Since the approved buildings and associated access infrastructure were never constructed, the recorded private driveways and fire lanes are no longer appropriate or necessary.

Regarding the lack of public documents, SORT contends that LA County Planning did not provide all records pertaining to Parcel Map No. 16832. Staff made available all records and documents found at the time of the requests.

Regarding access requirements, SORT suggests that the removal of the private driveways and fire lanes changes the location of the driveway entrances. Driveway entrances are the physical access points to a parcel. These are not the same as a property's internal private driveways and fire lanes. The driveway access points to the parcel will remain. However, if or when future development is proposed, that development, including any proposed internal private driveways and fire lanes, will be fully reviewed by the County Departments of Public Works, Fire, and LA County Planning to ensure they meet all County Code requirements. In addition, any proposed future changes to driveway access points must also be reviewed by the County Departments of Public Works and Fire for consistency with County Code.

Regarding the claim of CEQA segmentation, SORT suggests that the environmental determination did not wholly review the project. A Negative Declaration was prepared for the 1993 tentative map approval of the commercial lot with three buildings (the lease project) and one multifamily lot with an existing 48-unit apartment complex on 4.3 acres. This Modification to the Recorded Map only pertains to Parcel No. 2, and does not propose any modification to land use, density, or development intensity. Therefore, a categorical exemption, Class 5 (Minor Alterations in Land Use Limitations), is the appropriate CEQA determination. Any future commercial development would be subject to the permit requirements of the existing C-RU (Rural Commercial) zone, and any applicable CEQA

analysis.

Finally, SORT contends that a new tentative map is required. The removal of recorded private driveways and fire lanes does not require a new tentative map. The 1993 approval allowed for the creation of two parcels. Parcel No. 1 had an existing apartment building, and Parcel No. 2 was approved as a lease-only commercial lot with multiple buildings that could not be sold off individually. These structures would be required to be lease-only buildings. By removing the recorded private driveways and fire lanes, the lease-only map requirement would still apply to any two or more detached commercial buildings. However, since 1993, the Subdivision Map Act has been amended, and commercial developments with more than two buildings are no longer required to apply for a lease map-only subdivision. Currently, commercial developments of two buildings or more may be proposed without a concurrent lease-only subdivision application. In the future, if the developer wishes to no longer utilize the approved lease-only map, then the developer must submit a project that meets current zoning and land use requirements.

### **ENVIRONMENTAL DOCUMENTATION**

The project is categorically exempt from CEQA pursuant to Section 15305 (Class 5 – Minor Alterations in Land Use Limitations). The parcel is flat, vacant, and is located outside sensitive environmental areas. The modification to the recorded map does not change the property's allowable land use, density, or development intensity. No exceptions to the exemption apply; therefore, the project is categorically exempt.

The project scope is limited exclusively to the modification of a recorded map to remove the recorded private driveways/fire lanes. No other development is proposed, approved, or analyzed as part of this project. Any development proposed in the future will be reviewed separately and must comply with all applicable regulations. Therefore, a Class 5 (Minor Alterations in Land Use Limitations) categorical exemption is the appropriate CEQA determination for the project.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the project is not anticipated to have negative impacts on current projects and services, inclusive of any conditions of approval.

### **CONCLUSION**

For further information, please contact Michelle Lynch, Principal Planner, Subdivisions Section at (213) 893-7005 or [mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov).

The Honorable Board of Supervisors

3/24/2026

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amy J. Bodek". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

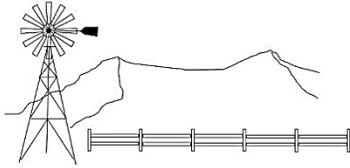
Amy J. Bodek, AICP

Director

AJB:DJD:SMT:JH:ML:lm

Enclosures

c: Executive Office, Board of Supervisors  
Office of the Assessor  
Chief Executive Office  
Office of the County Counsel  
Department of Public Works



# SAVE OUR RURAL TOWN

The Honorable Regional Planning Commission  
County of Los Angeles  
320 W. Temple Street, Room. 1360  
Los Angeles, CA 90012  
Electronic transmission to:  
[commission@planning.lacounty.gov](mailto:commission@planning.lacounty.gov)

November 18, 2025

**Subject:** Comments by Save Our Rural Town on the Proposed Modification to Recorded Parcel Map 16832.

**References:** Project No. PRJ2024-001108. RPPL2024001660.  
Staff Report Issued November 5, 2025  
Planning Commission Hearing November 19, 2025; Agenda Item 9.

Dear Planning Commissioners:

Save Our Rural Town (SORT) respectfully offers the following comments on the referenced project for which a public hearing will be convened tomorrow.

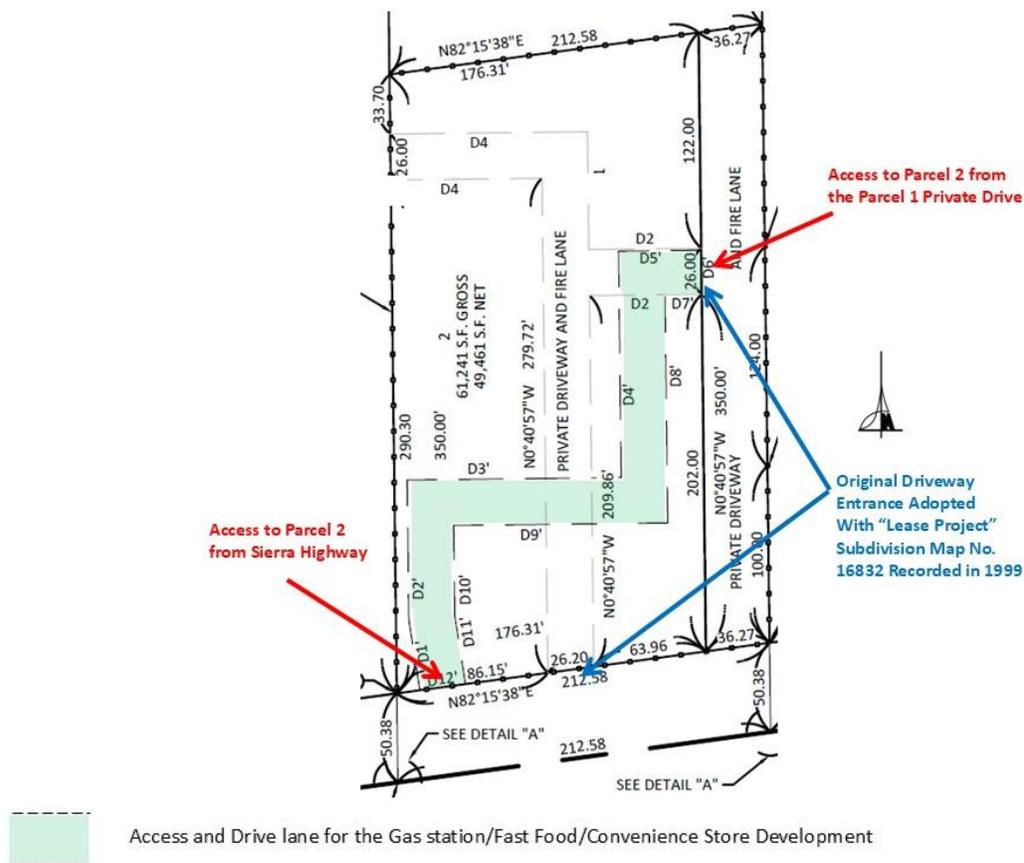
## **INTRODUCTION**

The Staff Report prepared for the referenced project asserts that the only action before the Planning Commission (Commission) is a proposed Modification to Parcel Map 16832 which was recorded on August 17, 1999 as a “Lease Project” subdivision. The Modification consists of an “administrative removal” of the driveways and fire lanes that were recorded on Parcel 2 created by Parcel Map 16832 (APN 3217-021-029) as a condition of approval of the “Lease Project” subdivision; Staff contend that the “administrative removal” of driveways and fire lanes is justified because the “Lease Project” has not yet been constructed. The Staff Report further clarifies that the Applicant has no plans to develop the site and that no grading or other physical improvements are proposed. If true, then there is no apparent basis for granting the applicant’s request to remove the driveways and fire lanes from Parcel Map 16832 because the driveways and fire lanes are not impeding any proposed development. SORT contends that, at the very least, the Commission should not “administratively remove” any driveways or fire lanes from Parcel Map 16832 without first reviewing the record for Parcel Map 16832 to understand why the driveways and fire lanes were deemed to be necessary and thus required by Regional Planning as a condition of the “Lease Project” approved for Parcel Map 16832.

Moreover, the Applicant **does** have plans to develop the site and has prepared grading plans and other plans for the gas station, fast food business, and convenience store development that is planned. In fact (and as we have previously pointed out), the Applicant has already submitted development plans to Regional Planning<sup>1</sup>, but they could not be processed because they were inconsistent with the configuration of the driveways and fire lanes recorded on APN 3217-021-029. Consider for instance the new drive way and fire lane configuration that the Applicant submitted to Regional Planning in 2024 (provided in Attachment 1 and detailed in Figure 1). These facts contradict many of the claims made in the Staff Report, and they should be fully explored before the Commission approves the proposed Modification.

SORT is also concerned that there is no evidentiary basis to support several of the findings that the Commission must make in order to approve the proposed Modification in accordance with the County Code and the California Subdivision Map Act; these and other concerns are set forth in detail below.

Figure 1. Detail of the Most Recent Proposed Driveway and Fire Lane Configuration.



<sup>1</sup> See information provided in our letter dated June 30, 2025.

**THE COUNTY SUBDIVISION CODE PRECLUDES ELIMINATION OF DRIVEWAYS AND FIRE LANES FROM “LEASE PROJECT” MAP 16832.**

As required by Subdivision Code Section 21.16.015(F), Regional Planning approved an “Exhibit Map” concurrently with the approval of Tentative Map 16832 as a “Lease Project” Subdivision; this “Exhibit Map” reflects the approved “lease project” development and depicts the location and dimensions of all structures, streets, driveway entrances, and fire lanes<sup>2</sup>. As explained in Subdivision Code Section 21.16.015.C, the purpose of an “Exhibit Map” is to ensure that all future development on the property conforms with the “lease project” restrictions that were imposed when the tentative map was approved; it also ensures that development complies with the environmental document that was certified when the tentative map was approved. Furthermore, and as set forth in Subdivision Code Section 21.16.015.G, the County validated “Exhibit Map 16832” and gave it full force and effect in 1999 when it recorded Final Map 16832 for the “Lease Project” Subdivision. Oddly enough, the Staff Report does not discuss (or even mention) “Exhibit Map 16832” even though Subdivision Code Section 21.16.015 compels Regional Planning to retain “Exhibit Map 16832” in perpetuity and requires all development on the site to be consistent with “Exhibit Map 16832”. Nonetheless, “Exhibit Map 16832” is included in Appendix I of the Staff Report (page 4): it is labeled “PLOT PLAN” and depicts the locations and dimensions of streets, structures, driveway entrances, and fire lanes which are all consistent with Final Map 16832 recorded in 1999 for the “Lease Project” Subdivision.

Given these facts, it is unequivocal that development of APN 3217-021-029 is tightly constrained by Subdivision Code Section 21.16.010 and must conform with “Exhibit Map 16832” which was validated in 1999 with the recordation of Final Map 16832. Accordingly, the gas station, fast food business, and convenience store development that the Applicant seeks to construct *could never be approved* because it does not conform with “Exhibit Map 16832”. So, even if the Commission were authorized by the Code to modify Map 16832 as requested by the Applicant, it would be pointless and futile to do so because the development sought by the Applicant is barred by Subdivision Code Section 21.16.010.

Equally important, the development restrictions imposed by “Exhibit Map 16832” cannot be sidestepped because Section 21.16.015 of the Subdivision Code places stringent limitations on valid Exhibit Maps and only authorizes revisions under very specific circumstances. Specifically, Section 21.16.015.H only authorizes amendments to valid “Exhibit Maps” that involve alterations in building placement, driveway design,

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<sup>2</sup> The “Exhibit Map” approved with Tentative

walkway and landscaping design, the size and number of buildings, and setbacks. Equally important, Section 21.16.015.H prohibits “Exhibit Map” amendments which either change the location of driveway entrances or result in any potentially significantly adverse environmental impact that was not addressed in the environmental document that was certified with the approved Tentative “Lease Project” Subdivision Map. Thus, the County is barred from revising “Exhibit Map 16832” to accommodate the Applicant’s proposal because the Applicant’s proposal involves changing the location of at least one driveway entrance (as shown in Figure 1) and because the environmental document certified for Tentative Map 16832 did not address the significant environmental impacts resulting from the thousands of daily vehicles trips generated by the Applicant’s gas station, fast food, and convenience store development.

Taken together, these facts demonstrate that the County cannot modify Final Map 16832 as requested by the Applicant:

- Final Map 16832 must remain consistent with “Exhibit Map 16832” (which is remains valid with full force and effect) as required by Subdivision Code Section 21.16.015.F; therefore, the driveways and fire lanes cannot be removed because doing so renders Final Map 16832 inconsistent with “Exhibit Map 16832”.
- “Exhibit Map 16832” cannot be revised to accommodate the proposed Modification because the Subdivision Code prohibits the County from altering driveway entrance locations on “Exhibit Maps” or making changes that introduce significantly adverse environmental impacts which were not considered when the associated Tentative Map was initially approved. Because the modifications requested by the Applicant will facilitate the development of a new gas station, fast food business, and convenience store which will create significant noise, trash, and traffic impacts by bringing thousands of cars off the nearby freeway and into the community, and because such impacts were never considered by the environmental document that was certified in 1993 for Tentative Map 16832, the Commission precluded from modifying “Exhibit Map 16832” and, by extension, Final Map 16832.

Finally, Subdivision Code Section 21.16.010 prohibits the County from issuing building permits for any development of a “Lease Project” subdivision that fails to conform with the “Exhibit Map” that was originally approved with the Tentative Map. Accordingly, the County is barred from issuing any building permits for any development on APN 3217-021-029 unless the development conforms with the “Lease Project” depicted in “Exhibit Map 16832”. SORT believes that the County has a duty to inform the Applicant of this, and to clarify that, even if even the Commission proceeds with the impermissible Modifications to Final Map 16832, no building permits could ever be issued for the

Applicant's gas station, fast food business, and convenience store development because such a development does not conform with the office park development secured by "Exhibit Map 16832" which was validated in 1999 and remains in full force and effect. Accordingly, the only way that the Applicant can proceed with a gas station, fast food business, and convenience store development on APN 3217-021-029 is if an application is submitted for a new, unrestricted subdivision map that does not have any "lease project" or "Exhibit Map" limitations.

**THE PROPOSED MODIFICATION TO FINAL MAP 16832 DOES NOT COMPLY WITH COUNTY CODE SECTION 21.52.030.**

The Staff Report asserts that the proposed modifications to Final Map 16832 will be approved under Section 21.52.030 of the Subdivision Code which defines the fundamental purpose of the County's Final Map modification process and also establishes the specific conditions that must be met before any Final map modifications can be approved. Careful inspection of Section 21.52.030 reveals that the proposed Modification to Final Map 16832 does not comply with requisite conditions and it controverts the entire purpose of the County's Final Map modification process.

***The Modification Controverts the County's Map Modification Process.***

Subdivision Code Section 21.52.030.A establishes that the purpose of the County's Final Map Modification process is to facilitate "modifications of the design and conditions of recorded maps where physical problems associated with the development of the site or technical problems occur after recordation". This plain and unambiguous language clearly establishes that the only circumstances under which a Final Map can be modified pursuant to Section 21.52.030 are those that involve either "physical problems associated with the development of the site" or "technical problems that occur after recordation". Neither of these circumstances apply to Final Map 16832 because there are no "physical problems associated with the development of the site"; in fact, the Applicant could immediately proceed with developing the "Lease Project" subdivision in full compliance with Final Map 16832. Additionally, neither the Staff Report nor the Applicant have identified any "technical problems" that have arisen since Final Map 16832 was recorded in 1999 which prevent development in full compliance with the "Lease Project" Subdivision secured by Final Map 16832. In fact, the Applicant explains that the purpose of the modification is merely to remove the driveways that were a condition of Final Map 16832 because they "conflict" with "the future proposed development" project<sup>3</sup> [Exhibit E page 2]. This statement by the Applicant clearly

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<sup>3</sup> The Applicant does not describe the "future proposed development" and the Staff Report omits all pertinent information. However, the record shows it consists of a gas station, fast food business, and convenience store development.

demonstrates that the proposed modification **is not** driven by “physical problems associated with the development of the site” or “technical problems that occur after recordation” of Final Map 16832; therefore, the proposed modification controverts the entire purpose of the Final Map modification process established by Code Section 21.52.030. On this basis alone, the Commission is precluded from applying Code Section 21.52.030 to approve the proposed modification.

***The Commission Cannot Make The Finding Required by Subdivision Code Section 21.52.030.G.1.***

Section 21.52.030.G.1 of the Subdivision Code precludes the Commission from approving the proposed Modification without first finding that “there are changes in circumstances which make any or all of the conditions or the design of [Final “Lease Subdivision” Map 16832] no longer appropriate or necessary”. The Commission can make no such finding because there are no changed circumstances which render the fire lane and driveway design of Final Map 16832 inappropriate or unnecessary; in fact, the fire lane and driveway design of Final Map 16832 remains essential because it ensures that development on the site complies with the “Lease Project” conditions secured by “Exhibit Map 16832” *as required by Section 21.16.015 of the Subdivision Code*. As explained above, “Exhibit Map 16832” remains valid and has full force and effect; therefore, development on the site must be consistent with “Exhibit Map 16832”. The only way to ensure that development is consistent with “Exhibit Map 16832” is by preserving the driveway and fire lane conditions imposed by Final Map 16832. In other words, because the driveways and fire lanes depicted on Final Map 16832 are essential to ensuring that future development complies with Subdivision Code Section 21.16.015, the driveway and fire lanes are intrinsically necessary and appropriate, and the Commission is precluded from finding otherwise. Therefore, the Commission is barred by Section 21.16.015 from making the finding required by Section 21.52.030.G.1.

Unfortunately, the Staff Report ignores all this and instead claims that the driveways and fire lanes are unnecessary simply because the “Lease Project” secured by Final Map 16832 has not been constructed<sup>4</sup>. This argument is specious and can be accorded no weight. The fact that the “Lease Project” has not yet been developed is irrelevant<sup>5</sup>, and it certainly does not render the “Lease Project” conditions imposed on Final Map 16832 to be inappropriate or unnecessary. More importantly, Subdivision Code Section 21.16.015 expressly limits development on the site to only the “Lease Project” secured by “Exhibit

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<sup>4</sup> Item 21 on pages 4-5 of Exhibit C.

<sup>5</sup> The property owner has a vested right to construct the “Lease Project” approved by Final Map 16832 and could immediately apply for building permits to implement the office park development that it authorizes. However, the Applicant does not want to be constrained to developing an office park and instead seeks to remove all constraints and proceed with an unrestricted commercial development.

Map 16832”; therefore, *the driveway and fire lanes imposed on Final Map 16832 remain essential to all future development on the site.* In short, there is no substantial evidence to support a finding that the conditions and design of Final Map 16832 are no longer appropriate or necessary, and substantial evidence proves that the conditions and design of Final Map 16832 continue to be essential to future development. Any findings to the contrary will not withstand judicial review.

***The Commission Cannot Make The Finding Required by Subdivision Code Section 21.52.030.G.4.***

As the Staff Report explains, the Commission cannot approve the proposed Modification without making the finding required by Subdivision Code Section 21.52.030.G.4 that “the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions”. However, the Staff Report *does not* show that the proposed Modification request is a result of either “physical problems” with the site or “technical difficulties” that are not in the Applicant’s control; it also *does not* show that circumstances exist which “make it impossible to comply” with the driveway and fire lane conditions imposed by Final Map 16832. Perhaps this is because ***no such showings can be made*** since the Applicant can construct the fire lane and driveway and proceed with the “Lease Project” development in full compliance with all conditions imposed by Final Map 16832<sup>6</sup>. Because there is no record evidence to support the mandatory finding under Section 21.52.030.G.4 that “physical problems” or “technical difficulties” exist which make it “impossible to comply” with the conditions imposed by Final Map 16832, the Commission is barred from approving the Applicant’s modification request.

The Staff Report ignores these facts and instead asserts that the Modification is warranted because the constraints imposed on Final Map 16832 “limit future design flexibility” [Exhibit C, Page 5, item 24]. Here, Staff have “missed the mark” and failed to grasp that *the whole purpose of a final subdivision map is to impose constraints that “limit future design flexibility”* because that is the only way to ensure development proceeds in a manner which complies with the conditions imposed at the time a

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<sup>6</sup> The Applicant claims (without citation or evidentiary support) that the configuration of the “Lease Project” Subdivision (which is referred to as the “previously intended and accepted plot plan”) is “no longer feasible with current development standards and code requirements” [Exhibit E page 2]. This claim is categorically false. The office park development authorized for the “Lease Project” subdivision that was secured upon recordation of Final Map 16832 can be constructed in full compliance with all “current development standards and code requirements”. SORT notes that none of the subdivision committee reports prepared by County Staff assert (or even suggest) that the “Lease Project” subdivision secured by Final Map 16832 does not comply with “current development standards and code requirements”. Accordingly, the Applicant’s claims are worthless and must be accorded no weight.

Tentative Map is approved. For example, a Final Tract Map which creates 20 single family residential lots explicitly limits the “future design flexibility” on the lots to ensure they are developed with single family residences and not 8 story apartment buildings. This example illustrates how *every* Final Map “limits future design flexibility” on the parcels they create; therefore, the mere fact that the “lease subdivision” created by Final Map 16832 limits the “future design flexibility” of APN 3217-021-029 is not dispositive and it certainly does not satisfy the threshold matter in Section 21.52.030.G.4 regarding whether “physical problems” or “technical difficulties” exist which make it “impossible to comply” with Final Map 16832 conditions. Because there is no evidence (let alone substantial evidence) to support the finding required by Subdivision Code Section 21.52.030.G.4, the Commission is barred from approving the proposed Modification.

***The Commission Cannot Make The Finding Required by Subdivision Code Section 21.52.030.G.6.***

Subdivision Code Section 21.52.030.G.6 precludes the Commission from approving the proposed Modification without first finding that “the proposed map and the design *and improvements of the proposed subdivision* are consistent with applicable general and specific plans” (emphasis added). SORT notes that the Staff Report provides no information pertinent to the “improvements of the proposed subdivision” (such as the gas station, the fast food business, or the convenience store); in fact, the Staff Report does not even mention these “improvements”. As a result of this deliberate omission, the Commission has no substantial evidence upon which to make the requisite finding under Section 21.52.030.G.6; therefore, the Modification cannot be approved.

**THE COMMISSION CANNOT MAKE FINDINGS REQUIRED BY SECTION 66474 OF THE SUBDIVISION MAP ACT.**

Section 66472.1 of the Subdivision Map Act requires the County to find that the proposed modification conforms to the provisions set forth in Section 66474 which, among other things, compels consideration of the “improvement of the proposed subdivision” and whether such improvement is “consistent with applicable general and specific plans” [GOV § 66474(b) 7]. As explained above, the Staff Report provides no information pertinent to the “improvements of the proposed subdivision” and as a result, the Commission has no substantial evidence upon which to make the requisite finding under Section 66474(b); therefore, the Modification cannot be approved.

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<sup>7</sup> Section 66474(b) of the Subdivision Map Act requires the Commission deny a modification to a recorded final map if the resulting “design *or improvement of the proposed subdivision* is not consistent with applicable general and specific plans” (emphasis added).

**EVEN IF THE FIRE LANES COULD BE LAWFULLY ELIMINATED BY THE PROPOSED MODIFICATION (THOUGH THEY CANNOT), DEVELOPMENT ON THE SITE IS RESTRICTED AND CANNOT INCLUDE THE PROPOSED GAS STATION OR FAST FOOD OR CONVENIENCE STORE BUSINESSES.**

The Staff Report states repeatedly (pages 2, 3, 5, 6, 7, etc.) that the “project” consists solely of the “administrative removal” of recorded driveways and fire lanes because they were “never constructed or utilized”. However, even if such an “administrative removal” were lawful under the County Code and the Subdivision Map Act (which it is not), development on the property is still limited by the restriction imposed on page 1 of Final Map 16832 which states “THREE BUILDINGS AND APPURTENANT STRUCTURES, BUILT IN COMPLIANCE WITH LOCAL BUILDING ORDINANCES, ARE PERMITTED ON PARCEL 2 FOR LEASE PURPOSES ONLY”. This restriction will remain in full force and effect even if the County approves the proposed Modification. SORT believes that the County has a duty to notify the applicant that, even if the Modification is approved, the gas station, fast food business, and convenience store development which is intended can never be lawfully authorized.

**THE APPLICANT ADMITS THAT THE PURPOSE OF THE MODIFICATION IS TO FACILITATE A “FUTURE PROPOSED DEVELOPMENT”; THUS, THE COUNTY IS BARRED BY CEQA FROM APPROVING THE MODIFICATION.**

SORT has already explained that the proposed modification to remove the driveway and fire lane from Final Map 16832 is only a small part of a much larger gas station, fast food business, and convenience store project which the Applicant intends to develop; we have also explained that the Commission is barred by CEQA from approving the proposed modification to Final Map 16832 in isolation and without addressing the environmental impacts of the gas station, fast food business, and convenience store project that is facilitated by the Modification<sup>8</sup>. We will not repeat the explanation here. However, we will point out that, in a letter dated September 11, 2025 that is included in the Staff Report as Exhibit E, the Applicant’s agent categorically states that “removal of the private driveway and fire lane is required” because they “conflict” with “future proposed development” on the site. Not only does this statement establish a direct causal link between the proposed modification and the subsequent development; it is also an open admission that the proposed modification is merely the first phase of a much larger project. Regional Planning is quite familiar with this “future proposed development” and that it consists of a gas station, a fast food business, and a convenience store; yet, the Staff Report deliberately withholds information about it from the Planning Commission and the public in a manner that shocks the conscience.

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<sup>8</sup> See pages 17-18 of the comment letter submitted by SORT to Regional Planning on June 30, 2025.

SORT endeavors to ensure that the Commission and the public are fully informed regarding the scope and extent of the “whole” project which, by the Applicant’s own admission, goes far beyond the proposed modification to Final Map 16832. We also seek to ensure that the Commission is fully informed regarding all applicable CEQA provisions, including § 21159.27 of the CEQA statute which prohibits the County from “piecemealing” a project by dividing it “into smaller projects to qualify for one or more exemptions”. On page 1 of the Report, Staff urge the Commission to approve the proposed modification (which the applicant admits is a necessary first step of a “future development” project) based on a claimed categorical exemption. Additionally, Staff have directed the applicant to apply for a ministerial site plan approval for the gas station, fast food business, and convenience store (which is also categorically exempt from CEQA) *after the modification is “finalized”*<sup>9</sup>. These facts demonstrate that Staff have deliberately “piecemealed” the “whole” project by dividing it into two separate actions (the modification of Recorded Parcel Map 16832 and the subsequent ministerial site plan review for a gas station development) that are each processed individually to qualify for two different CEQA exemptions. Staff’s decision to segment the “whole” project and then pursue separate CEQA exemptions for each individual segment facially violates § 21159.27 of the CEQA Statute. Accordingly, Commission approval of the proposed modification as recommended by Staff *will not withstand judicial review*.

**THE “WHOLE” PROJECT IS NOT ELIGIBLE FOR A CEQA EXEMPTION.**

Staff urge the Commission to find that the proposed modification is exempt from CEQA, and page 7 of the Staff Report asserts that a “Class 5” Categorical Exemption applies because the modification merely removes driveways and fire lanes from a recorded Parcel Map. SORT has already explained why the modification *is not* eligible for a “Class 5” Categorical Exemption under CEQA<sup>10</sup>; this explanation will not be repeated here. Even if a Class 5 exemption were applicable to the proposed modification (which it is not), the “whole project” is ineligible for a “Class 5” exemption because it will create cumulatively significant traffic and safety impacts by adding more gas station, fast food, and convenience store businesses in an area that already has many gas station, fast food, and convenience store businesses which already cause significant traffic and safety impacts. Therefore, the Commission is precluded by Section 15300.2(b) of the CEQA Guidelines<sup>11</sup> from adopting any categorical exemption for any portion of the “whole” project.

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<sup>9</sup> This direction was provided in a “One Stop Summary Report” prepared by Staff and issued to the Applicant on December 15, 2022; the “One Stop Summary Report” is provided in Attachment 2.

<sup>10</sup> Pages 16-17 of our letter dated June 30, 2025.

<sup>11</sup> CEQA Guidelines Section 15300.2(b) states “Cumulative Impact: All exemptions for these [categorical exemption] classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant”.

**THE GENERAL PLAN POLICIES THAT ARE VIOLATED BY THE “WHOLE PROJECT” CONSTITUTE SIGNIFICANT ENVIRONMENTAL IMPACTS.**

Courts have long held that an inconsistency between a proposed project and an adopted General Plan Policy, Goal, or Development Objective will implicate CEQA when the Policy, Goal, or Objective was adopted for the purpose of mitigating environmental impacts. [*Joshua Tree Downtown Business Alliance v. County of San Bernardino* 1 Cal.App.5th 677, *Pocket Protectors v. City Of Sacramento* (2004) 124 Cal.App.4th 903]. Accordingly, a potentially significant environmental impact is deemed to exist in each instance where a proposed project is inconsistent with a General Plan Policy, Goal, or Development Objective that was adopted for the purpose of mitigating environmental impacts. Given that the “whole” project at issue here is a gas station, fast food business, and convenience store development *and* a modification to a recorded Parcel Map that is necessary to facilitate such development, it is incumbent upon the Commission to assess whether this “whole” project is indeed consistent with all adopted General Plan Policies, Goals, and Development Objective. The Commission is further obligated to identify all inconsistencies with a General Plan Policy, Goal, or Development Objective that was adopted for the purpose of mitigating environmental impacts because such inconsistencies constitute a potentially significant environmental impact that must be fully addressed.

SORT has analyzed the Policies, Goals, and Development Objectives that were incorporated in the County General Plan (General Plan) and the Antelope Valley Area Plan (AV Area Plan) for the purpose of mitigating environmental impacts, and found the “whole” project controverts several of them; this analysis (presented in Attachment 3) found inconsistencies with the following policies and development objectives that were adopted to mitigate environmental impacts.

AV Area Plan Policy LU 1.4: Ensure there are lands for commercial and industrial services throughout unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.

AV Area Plan Policy COS 5.2: Except within economic opportunity areas, limit the amount of potential development in Scenic Resource Areas through appropriate land use designations with very low densities to minimize negative impacts.

AV Area Plan Land Use Objective: The intent of rural commercial lands is “to allow low-intensity local commercial uses that serve community residents” and “prohibit high-intensity regional commercial uses that serve travelers along State Route 14 (COMM-3).

AV Area Plan Land Use Objective: Commercial development in Acton that creates a need for traffic signals is precluded because it does not “fit with the community’s unique rural character (COMM-4).

AV Area Plan Land Use Objective: The purpose of a “Rural Commercial” land use designation is to provide for “Limited, low- intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices.” (Page LU-10).

General Plan Policy LU 6.3: Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land”.

Each of these inconsistencies constitutes a potentially significant environmental impact that must be addressed before any component of the “Whole” Project can be approved.

## **CONCLUSION**

Based on the information presented herein, SORT concludes that it would be imprudent for the Commission to approve the proposed modification as recommended by Staff and that the appropriate course of action is to inform the applicant that the only possible actions are to either construct the “Lease Project” in accordance with recorded Parcel Map 16832 and the “Exhibit Map 16832” or apply for a new, unrestricted subdivision on APN 3217-021-029.

Sincerely;

/S/ Jacqueline Ayer  
Jacqueline Ayer, Director  
Save Our Rural Town

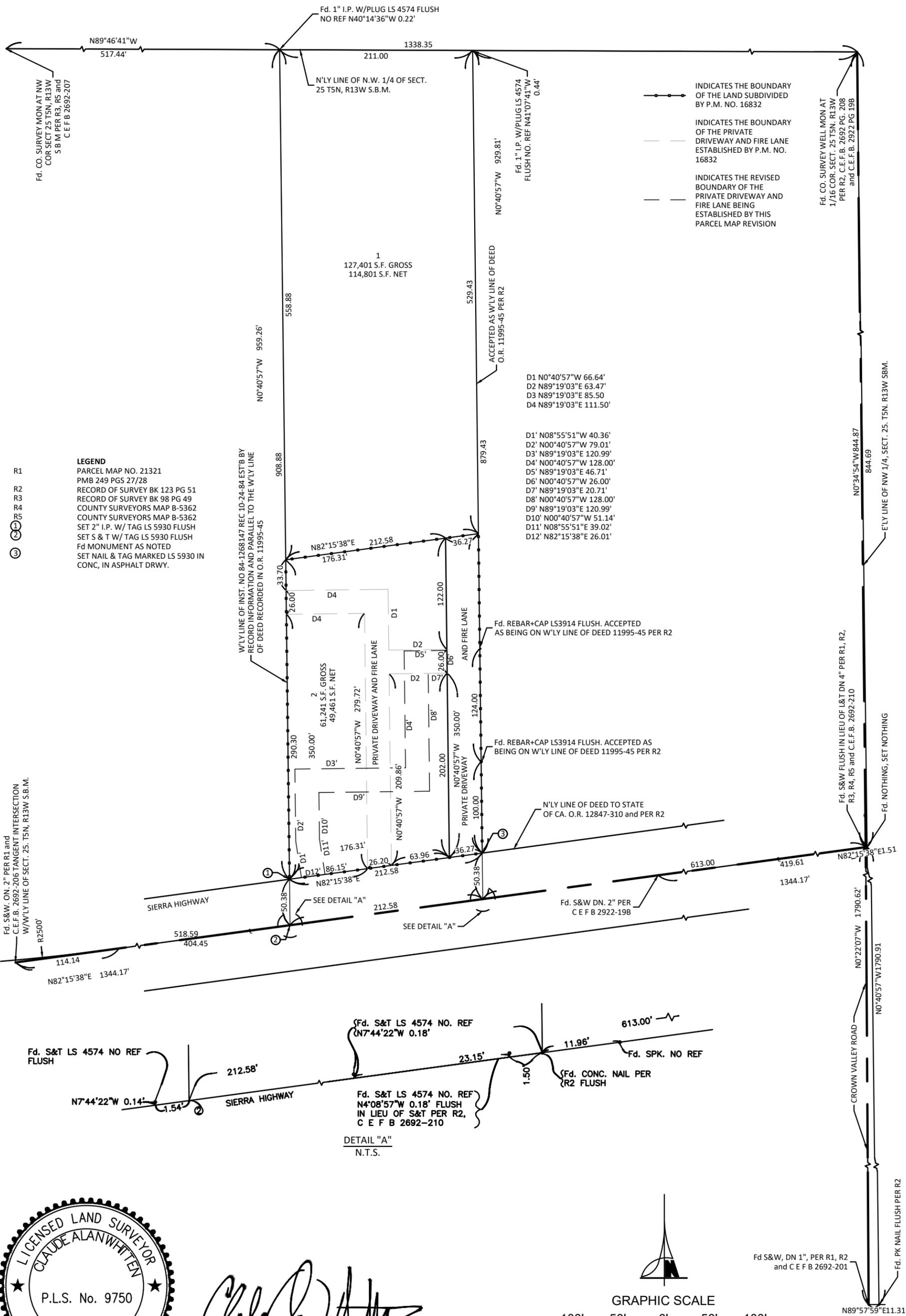
cc: Kathy Park, Deputy County Counsel [[KPark@counsel.lacounty.gov](mailto:KPark@counsel.lacounty.gov)]  
Ariel Torres Socarras, 5<sup>th</sup> District Planning Deputy [[ATSocarras@bos.lacounty.gov](mailto:ATSocarras@bos.lacounty.gov)]  
Michelle Lynch: Principal Planner, Subdivisions [[MLynch@planning.lacounty.gov](mailto:MLynch@planning.lacounty.gov)]

**ATTACHMENT 1.**

**REVISED DRIVEWAY AND FIRE LANE  
CONFIGURATION PROPOSED BY  
APPLICANT IN 2024.**

# PARCEL MAP NO. 16832

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



- — — — — INDICATES THE BOUNDARY OF THE LAND SUBDIVIDED BY P.M. NO. 16832
- — — — — INDICATES THE BOUNDARY OF THE PRIVATE DRIVEWAY AND FIRE LANE ESTABLISHED BY P.M. NO. 16832
- — — — — INDICATES THE REVISED BOUNDARY OF THE PRIVATE DRIVEWAY AND FIRE LANE BEING ESTABLISHED BY THIS PARCEL MAP REVISION

**LEGEND**

R1 PARCEL MAP NO. 21321  
PMB 249 PGS 27/28

R2 RECORD OF SURVEY BK 123 PG 51

R3 RECORD OF SURVEY BK 98 PG 49

R4 COUNTY SURVEYORS MAP B-5362

R5 COUNTY SURVEYORS MAP B-5362

SET 2" I.P. W/ TAG LS 5930 FLUSH

SET S & T W/ TAG LS 5930 FLUSH

Fd MONUMENT AS NOTED

SET NAIL & TAG MARKED LS 5930 IN CONC, IN ASPHALT DRWY.

- R1
- R2
- R3
- R4
- R5

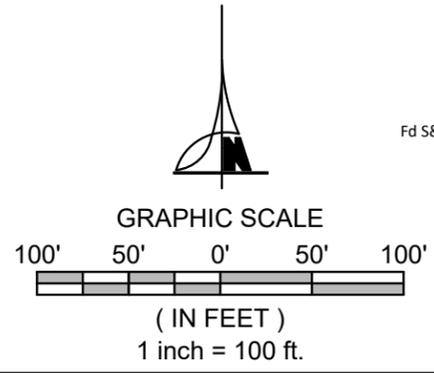
- D1 N0°40'57"W 66.64'
  - D2 N89°19'03"E 63.47'
  - D3 N89°19'03"E 85.50'
  - D4 N89°19'03"E 111.50'
- 
- D1' N08°55'51"W 40.36'
  - D2' N00°40'57"W 79.01'
  - D3' N89°19'03"E 120.99'
  - D4' N00°40'57"W 128.00'
  - D5' N89°19'03"E 46.71'
  - D6' N00°40'57"W 26.00'
  - D7' N89°19'03"E 20.71'
  - D8' N00°40'57"W 128.00'
  - D9' N89°19'03"E 120.99'
  - D10' N00°40'57"W 51.14'
  - D11' N08°55'51"E 39.02'
  - D12' N82°15'38"E 26.01'

**DETAIL "A"**  
N.T.S.



*Claude Alan Whitten*  
CLAUDE ALAN WHITTEN, PLS NO. 9750

02/13/2024  
DATE



Fd S&W, DN 1", PER R1, R2  
and C E F B 2692-201

N89°57'59"E 111.31'

**ATTACHMENT 2.**

**ONE STOP SUMMARY PREPARED BY  
REGIONAL PLANNING AND  
DISTRIBUTED TO APPLICANT.**

## SUBDIVISIONS ONE-STOP SUMMARY

### OWNER / APPLICANT

Melissa Synder

### PROJECT OVERVIEW

Revise location of an existing private driveway and fire lane on PM16832

#### LOCATION

VAC/SIERRA HWY/VIC CROWN VLY RD PALMDALE CA 93550

#### ACCESS

Sierra Hwy

#### ASSESSORS PARCEL NUMBER(S)

3217-021-029

#### SITE AREA

61, 241 square feet (gross)/49, 461 square feet (net) acres

#### GENERAL PLAN / LOCAL PLAN

Countywide

#### PLANNING AREA

ANTELOPE VALLEY

#### SUP DISTRICT

5th

#### LAND USE DESIGNATION

CR (Rural Commercial)

#### ZONE

C-RU (Rural Commercial)

#### PROPOSED UNITS (DU/AC)

N/A

#### MAX DENSITY/UNITS (DU/AC)

N/A

#### COMMUNITY STANDARDS DISTRICT

Acton

### ENVIRONMENTAL DETERMINATION (CEQA)

To be determined.

### COUNTY STAFF

<u>Department</u>	<u>Contact</u>
Regional Planning	Michelle Lynch (213) 974-6433 <a href="mailto:mlynch@planning.lacounty.gov">mlynch@planning.lacounty.gov</a>
Public Works	Toan Duong (626) 458-4945 <a href="mailto:tduong@dpw.lacounty.gov">tduong@dpw.lacounty.gov</a>
Fire	Wally Collins (323) 890-4243 <a href="mailto:wcollins@fire.lacounty.gov">wcollins@fire.lacounty.gov</a>
Parks & Recreation	Loretta Quach (626) 588-5305 <a href="mailto:lquach@parks.lacounty.gov">lquach@parks.lacounty.gov</a>
Public Health	Makkaphoem Em (626) 430-5380 <a href="mailto:mem@ph.lacounty.gov">mem@ph.lacounty.gov</a>

### REGIONAL PLANNING COMMENTS AND RECOMMENDATIONS

- Please refer to the overall subdivision process for additional steps and requirements for a Modification to Recorded maps County Code section 21.52.30  
[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT21SU\\_CH21.52MO\\_21.52.030MOREMA](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT21SU_CH21.52MO_21.52.030MOREMA)
- A Parcel Map is required. The map must include all materials and content required per 21.48.040 and a detailed written description of the manner in which the proposed modification meets the findings of 21.52.030.
- Findings. The applicant must substantiate the following facts to the advisory agency:
  - That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary; and
  - That the proposed modifications do not impose any additional burdens on the present fee owner of the property; and
  - That such modifications would not alter any right, title or interest in the real property; and

- That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions;
  - That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map;
  - That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans; and
  - That the site is physically suitable for the type and proposed density of the development; and
  - That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.
- The parcel map will not depict any structures. This will be for the modification only. Once the map has been approved by the Regional Planning Commission, then the project must be submitted to the county engineer as an amending map or certificate of correction, as determined by DPW.
  - Once finalized, then any proposed development may be submitted through the ministerial or discretionary review process, depending on the proposed use. For a proposed commercial retail store and automobile service station, please make sure to reference the Acton CSD [https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV10CO\\_STDI\\_CH22.302ACCOSTDI](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV10CO_STDI_CH22.302ACCOSTDI) for specific requirements. This will require a ministerial site plan review.
  - The minimum vehicle back up area for standard parking spaces is 26 ft, not 24ft as noted on the plan.

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#### **FILING INSTRUCTIONS**

To file a subdivision application:

- Refer to <http://planning.lacounty.gov/apps> for a Subdivisions submittal, checklist and other documents and information, as applicable.
- Submit a DRP-Base Application-Subdivisions through the EPIC-LA website and upload all required application materials. Email Subdivisions, [subdivisions@planning.lacounty.gov](mailto:subdivisions@planning.lacounty.gov) to schedule an appointment to submit your application package.

## **ATTACHMENT 3.**

**GENERAL PLAN GOALS, POLICIES,  
AND DEVELOPMENT OBJECTIVES  
THAT WERE ADOPTED TO MITIGATE  
ENVIRONMENTAL IMPACTS AND  
WHICH ARE CONTROVERTED BY THE  
“WHOLE” PROJECT.**

CEQA compels compliance with General Plan goals, policies, and development objectives, and in weighing such compliance, Courts apply the fair argument standard when the goals, policies, and objectives were adopted to mitigate environmental effects [*Joshua Tree Downtown Business Alliance v. County of San Bernardino* 1 Cal.App.5th 677, *Pocket Protectors v. City Of Sacramento* (2004) 124 Cal.App.4th 903].

Accordingly, each inconsistency with an adopted County General Plan (General Plan) or Antelope Valley Area Plan (AV Area Plan) policy, goal, or objective constitutes a potentially significant environmental impact that must be addressed if such policies, goals, and objectives were adopted for the purpose of mitigating environmental impacts. SORT has analyzed the policies, goals, and objectives enumerated in the AV Area Plan and the General Plan as well as the Environmental Impact Reports (EIRs) that were certified for these Plans and concluded that the “whole” proposed project consisting of the Parcel Map 16832 modification and a gas station/fast food business/convenience store development creates numerous potentially significant environmental impacts because of the plan goals, policies, and objectives it intrinsically controverts.

### **AV Area Plan Policies That Were Adopted To Mitigate Environmental Impacts And Which Are Controverted By The “Whole” Project.**

The EIR that was certified for the AV Area Plan clearly establishes that the policies, goals, and development objectives set forth therein were adopted for the purpose of avoiding environmental effects. Specifically, the EIR connects “land use impacts” to “land use incompatibilities” (page 5.10-1 of AV Plan EIR Section 5.10<sup>1</sup>) and establishes that the land use goals, policies, and objectives adopted in the AV Area Plan “ensure land use compatibility throughout the Project Area” (Page 5.10-20). Together, these statements affirm that adopted AV Area Plan land use goals, policies, and objectives *ensure land use compatibility* and thereby *avoid direct environmental impacts*. More importantly, the EIR states “The following is a list of the goals and policies of the Proposed Project that would reduce potentially adverse effects concerning land use” and then lists virtually every goal and policy adopted by the AV Area Plan (pages 5.10-5 to 5.10-18). Additionally, the AV Area Plan Final EIR states that compliance with AV Area Plan goals and policies will ensure that environmental impacts (specifically, aesthetic impacts) are “less than significant” (pages 2-64, 2-48 of AV Plan Final EIR). These EIR provisions establish that *virtually every goal and policy adopted by the AV Area Plan is intended to reduce environmental effects*; therefore, every AV Area Plan goal and policy that is controverted by the “whole” project constitutes a potentially significant environmental impact that must be addressed.

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<sup>1</sup> The AV Area Plan and its associated Final EIR (which consists of the Draft EIR and Supplement documents) are found here: <https://planning.lacounty.gov/long-range-planning/antelope-valley-area-plan/>

Additionally, the AV Area Plan establishes that the land uses designated therein mitigate the impacts of “natural and environmental hazards” and thereby preserve “public health, safety, and welfare” (page I-6 of AV Area Plan). Therefore, any proposed use that is not consistent with an AV Area Plan land use designation is, by definition, deemed to create an “environmental hazard” impact. Moreover, the AV Area Plan establishes that adopted goals and policies are implemented by the “Land Use Policy Map” through the “Rural Preservation Strategy”<sup>2</sup> and the “Community Specific Land Use Concepts”<sup>3</sup>; both the “Land Use Policy Map” and the “Community Specific Land Use Concepts” are founded on the “Land Use Legend” in Table L-1 which establishes the fundamental purpose of each land use category. Together, the “Land Use Policy Map”, the “Rural Preservation Strategy”, Table LU-1, and the “Community Specific Land Use Concepts” in the AV Area Plan implement the Plan’s land use goals and policies, and as such, they were all adopted for the purpose of avoiding direct environmental impacts. Correspondingly, any project that is inconsistent with Table LU-1 or the “Land Use Policy Map” or which controverts any development objectives established by the AV Area Plan’s “Rural Preservation Strategy” and “Community Specific Land Use Concepts” constitutes a significant environmental impact under CEQA. SORT has identified numerous instances in which the “whole” project controverts these AV Area Plan goals, policies, and objectives; they are summarized in the following table.

AV Area Plan Policies that were Adopted For the Purpose of Mitigating Environmental Impacts and which Controverted by the “Whole” Project.

AV Area Plan Policy/Goal/Objective	Reason for Inconsistency
Policy LU 1.4: Ensure there are lands for commercial and industrial services throughout unincorporated Antelope Valley sufficient to serve the daily needs of rural residents and to provide local employment opportunities.	The “Whole” Project is inconsistent with the purpose of commercial lands in Acton because its primary purpose is to serve travelers on the 14 Freeway. Acton already has three gas stations, three convenience stores, and three fast food businesses in the area that are already more than what is needed to “serve the daily needs of rural residents”.

<sup>2</sup> The Rural Preservation Strategy creates a “pattern of rural town center areas, rural town areas, rural preserve areas, and economic opportunity areas” and together with the Land Use Policy Map, it lays out the “framework” for development. See pages LU-2 and LU-5.

<sup>3</sup> The “Community Specific Land Use Concepts” are established in AV Area Plan Chapter 7 and expressly describe how AV Area Plan Land Use goals and policies are implemented within each community. See Page COMM-1.

<p>Policy COS 5.2: Except within economic opportunity areas, limit the amount of potential development in Scenic Resource Areas through appropriate land use designations with very low densities to minimize negative impacts.</p>	<p>The “Whole” Project controverts this policy because it is a development that is outside an economic opportunity zone and is within a Scenic Resource Area and it does not comply with the underlying land use designation because it is a high density and high intensity commercial land use that will create significantly negative traffic and public safety impacts.</p>
<p>Land Use Objective: The intent of rural commercial lands is “to allow low-intensity local commercial uses that serve community residents” and “prohibit high-intensity regional commercial uses that serve travelers along State Route 14 (COMM-3).</p>	<p>The “Whole” Project is inconsistent with the intent of rural commercial lands in the project area because it creates a high intensity commercial development that is intended to serve thousands of freeway customers<sup>4</sup>; it is also a regional serving use and not a local commercial use<sup>5</sup>.</p>
<p>Land Use Objective: Commercial development in the project area that creates a need for traffic signals is precluded because it does not “fit with the community’s unique rural character (COMM-4)</p>	<p>The “Whole” Project does not fit with Acton’s unique rural character because the thousands of vehicles it serves every day will result in traffic levels that exceed adopted traffic signal thresholds and will thus warrant impermissible traffic signals.</p>
<p>Land Use Objective: The purpose of a “Rural Commercial” land use designation is to provide for “Limited, low- intensity commercial uses that are compatible with rural and agricultural activities, including retail, restaurants, and personal and professional offices.” (Page LU-10).</p>	<p>The “Whole” Project is not consistent with this Land Use Objective because it is not a “limited, low-intensity commercial use”; to the contrary, it is a regional serving, high intensity development and the traffic and trash that it will generate is intrinsically incompatible with rural and agricultural activities.</p>

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<sup>4</sup> In the “Project Narrative”, the applicant admits that the purpose of the project is to serve freeway travelers. And, according to trip rate data published by the Institute of Traffic Engineers, the project will serve more than 2,000 daily customers; because there are few residents in the project area, virtually all of these customers will come from the freeway. Therefore, the project is a regional use because its customer base resides outside of the project area.

<sup>5</sup> Because virtually all of the project’s customers will come from the freeway, it serves a regional customer base and is therefore a regional commercial use and not a local commercial use.

### **General Plan Policies That Were Adopted To Mitigate Environmental Impacts And Which Are Controverted By The Proposed BESS.**

The General Plan record demonstrates that most General Plan policies, goals, and development objectives were adopted for the purpose of avoiding or mitigating environmental impacts. For instance, the General Plan Mitigation and Monitoring Program states that the adopted goals and policies will “preserve rural character” by limiting “incompatible” development<sup>6</sup>. This is reiterated in page 1-8 of the Draft EIR incorporated into the Final EIR<sup>7</sup>. The Draft EIR also explains that virtually every General Plan goal and policy was adopted to reduce aesthetic, air quality, land use incompatibilities, and noise impacts<sup>8</sup>. Accordingly, each General Plan policy, goal, or development objective that is controverted by the “Whole” Project and which addresses land use incompatibilities constitutes a potentially significant environmental impact. SORT notes that at least one General Plan Land Use Policy is controverted by the “Whole” Project; namely, Policy LU 6.3 to “encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land”. As explained in the table above, the “Whole” Project is entirely inconsistent with Acton’s rural community character and therefore does not comply with this General Plan policy that was adopted to mitigate environmental impacts.

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<sup>6</sup> MMRP page 8 found here: <https://planning.lacounty.gov/long-range-planning/general-plan/programmatic-eir/>.

<sup>7</sup> Draft EIR pages 1-8 found here: <https://planning.lacounty.gov/long-range-planning/general-plan/programmatic-eir/>.

<sup>8</sup> Draft EIR pages 5.1-11 to 5.1-15, 5.1-20, 5.1-27, 5.3-18 to 5.3- 27, 5.10-13 to 5.10-32, and 5.12-56 to 5.12-57.

**From:** DRP Public Comment  
**Sent:** Wednesday, November 19, 2025 6:48 AM  
**To:** Michelle Lynch; Joshua Huntington  
**Cc:** DRP Public Comment  
**Subject:** FW: Comment on Agenda Item 9 - Hearing November 19, 2025

See below.

**ELIDA LUNA** (she/her/hers)  
**COMMISSION SECRETARY, Operations & Major Projects (OMP)**  
Direct: (213) 974-6409  
Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

**From:** Don Laird <[rte248@yahoo.com](mailto:rte248@yahoo.com)>  
**Sent:** Tuesday, November 18, 2025 9:06 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Comment on Agenda Item 9 - Hearing November 19, 2025

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

As a resident of Acton, I wish to make comments in opposition to the requested parcel map modification of APN 3217-021-029, in Acton. My concern is the future proposed development of a large 16 pump fuel station/convenience store/fast food service on this parcel.

1. Acton as a Natural Refuge Between Suburban Giants

- Acton is a rural oasis nestled between the dense suburban developments of Santa Clarita and the Antelope Valley. It offers a rare stretch of open space, free from the visual clutter and commercial saturation that dominate neighboring regions.
- Families from both valleys seek out Acton for its tranquility, scenic drives, and slower pace. Introducing a gas station and fast-food outlet would erode the very qualities that draw people here.

2. Open Roads, No Signals—A Magnet for Riders

- Acton's uninterrupted roads and lack of traffic signals make it a beloved route for motorcycle and cycling clubs, who value the freedom and

safety of its terrain. Sierra Highway, home of this project is a main throughfare

- A gas station and fast-food hub would increase traffic congestion, introduce turning hazards, and disrupt the flow that makes these roads ideal for recreational riding. In addition, in less than a half mile radius there already exists 3 gas stations, 2 fast food restaurants, a sit-down restaurant and multiple food trucks.

### 3. Clean Air and Quiet Nights at Risk

- Acton's clean air and dark skies are part of its identity. The proposed development would bring increased emissions, vehicle traffic, light pollution, and noise, undermining the town's environmental integrity.
- Fast food operations often run late, and gas stations operate 24/7—disrupting the quiet, rural character that defines Acton evenings.

### 4. Ecological and Cultural Preservation

- Acton's community has long resisted overdevelopment to protect its rural heritage, including its equestrian culture, hiking trails, and wildlife corridors.

### 5. Precedent and Community Sentiment

- Approving this project sets a precedent for further commercial creep, inviting more chain businesses and eroding Acton's unique identity.
- The Acton Town Council and many residents have voiced opposition, citing concerns about incompatible land use and the lack of community benefit.

### 6. Better Alternatives Exist

- Travelers already have access to gas and fast-food options in

Palmdale, Lancaster, and Santa Clarita—all within a short drive.

- Rather than duplicating services, Acton should be preserved as a contrast to those environments—a place to breathe, not consume.

Thank you,  
Jean Laird, not the applicant  
Cell # 661-400-1958  
Email: [rte248@yahoo.com](mailto:rte248@yahoo.com)

**From:** DRP Public Comment  
**Sent:** Wednesday, November 19, 2025 6:48 AM  
**To:** Michelle Lynch; Joshua Huntington  
**Cc:** DRP Public Comment  
**Subject:** FW: Comment on Agenda item 9 - Hearing 11-19-25

Please see below.

**ELIDA LUNA** (she/her/hers)  
**COMMISSION SECRETARY, Operations & Major Projects (OMP)**  
Direct: (213) 974-6409  
Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

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**From:** Don Laird <[rte248@yahoo.com](mailto:rte248@yahoo.com)>  
**Sent:** Tuesday, November 18, 2025 8:53 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Comment on Agenda item 9 - Hearing 11-19-25

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

As a resident of Acton, I wish to make comments in opposition to the requested parcel map modification on APN 3217-021-029, in Acton.

My concern is there is future proposed development of a large 16 pump fuel station/convenience store/fast food service on this parcel.

I'm speaking today not just a resident of Acton for 37 years, but as a steward of something rare: a natural corridor of peace and open space between two sprawling suburban regions. Acton is not just a town - it's an escape. For families in Santa Clarita and the Antelope Valley, Acton offers a breath of clean air, a stretch of open road, and a moment of quiet reflection. It's where people come to reconnect with nature, to ride without stoplights, and to experience California as it once was - uncluttered, unhurried and unspoiled.

The proposed gas station and fast-food development threaten to unravel that identity. It invites congestion, pollution and

commercial noise into a community that has deliberately resisted those very things. Acton's roads are a magnet for motorcycle and cycling clubs precisely because they are free-flowing and scenic. Introducing a high-traffic commercial node will disrupt that rhythm and compromise our safety.

This project doesn't serve Acton - it serves pass-through consumption. In a half mile radius of this project, we have three (3) established gas stations, three (3) fast food franchises, one (1) sit-down restaurant and multiple food trucks. Travelers already have ample access to gas and fast food in Palmdale, Lancaster and Santa Clarita. What they don't have is another Acton. Once we pave over this refuge, we don't get it back. It takes a lifetime to build a dream and only one bad decision to destroy it.

I urge you to consider not just what this project builds, but what it erodes. Acton is a sanctuary. Let's keep it that way.

Thank you,

Don Laird, not the applicant

Cell # 661-645-5600

[rte248@yahoo.com](mailto:rte248@yahoo.com)

**From:** DRP Public Comment  
**Sent:** Monday, December 1, 2025 8:59 AM  
**To:** Joshua Huntington; Michelle Lynch  
**Cc:** DRP Public Comment  
**Subject:** FW: Proposed Gas Station in Acton

Hi Michelle –

We received the comment below and based on recent feedback it appears to pertain to your project heard by the RPC on 11/19, PRJ2024-001108.

Please confirm. Thank you.

**ELIDA LUNA** (she/her/hers)  
**COMMISSION SECRETARY, Operations & Major Projects (OMP)**  
Direct: (213) 974-6409  
Email: [eluna@planning.lacounty.gov](mailto:eluna@planning.lacounty.gov)

---

**From:** seekgrowth <[seekgrowth@prodigy.net](mailto:seekgrowth@prodigy.net)>  
**Sent:** Thursday, November 27, 2025 9:52 PM  
**To:** DRP Public Comment <[comment@planning.lacounty.gov](mailto:comment@planning.lacounty.gov)>  
**Subject:** Proposed Gas Station in Acton

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

This proposal is not in line with what the community wants or needs.. A definite No to this development. We don't want it here.

Vivian Phillips  
32151 Quirk Rd  
Acton, CA 93510

Sent from my Galaxy

November 20, 2025

Jorge Garcia  
Cornerstone Engineering  
5509 Young Street  
Bakersfield, CA 93311

PROJECT NO. PRJ2024-001108  
MODIFICATION TO RECORDED PARCEL MAP NO. 16832A  
APN 3217-021-029

Dear Mr. Garcia:

The Regional Planning Commission (Commission), by its action of **November 19, 2025** has approved the above-referenced project. Enclosed are the Commission's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to LA County Planning (see enclosed Affidavit of Acceptance Instructions).

**Appeals:**

The applicant or any other interested persons may appeal the Commission's decision. The appeal period for this project will end at 5:00 p.m. on **December 1, 2025**. Appeals must be submitted to [appeal@planning.lacounty.gov](mailto:appeal@planning.lacounty.gov) before the end of the appeal period.

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

In addition, any applicable California Environmental Quality Act fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. A Notice of Exemption, if applicable, may also be filed according to the instructions in the enclosed Affidavit of Acceptance.

Jorge Garcia  
November 20, 2025  
Page 2

For questions or for additional information, please contact Michelle Lynch of the Subdivisions Section at (213) 893-7005 or [mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov)

Sincerely,

AMY J. BODEK, AICP  
Director of Regional Planning



Joshua Huntington, Supervising Regional Planner  
Subdivisions Section

JH:ML

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),

c: DPW (Building and Safety)  
Zoning Enforcement

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2024-001108  
MODIFICATION TO RECORDED PARCEL MAP NO. 16832A (RPPL2024001660)

**RECITALS**

**1. HEARING DATE.**

The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on November 19, 2025, regarding Project No. PRJ2024-001105, Modification to Recorded Parcel Map No. 16832A dated January 7, 2025 (RPPL2024001660).

**2. HEARING PROCEEDINGS.** The Commission held a duly-noticed public hearing on the Modified Parcel Map on November 19, 2025. Commissioners Louie, O'Connor, Moon, and Hastings were present. Commissioner Duarte-White was absent. The Commission heard a presentation from LA County Planning staff and testimony from representatives of the subdivider and members of the public. Three members of the public presented testimony in opposition to the project. There being no further testimony, the Commission closed the public hearing and adopted the recommendations by staff.

**3. ENTITLEMENT REQUESTED.** The Subdivider, Saleem Choudry and Rubina Saleem (“Subdivider”), requests approval of Modification to Recorded Parcel Map No. 16832A to authorize the removal of never constructed or utilized private driveways and fire lanes shown on the Modified Parcel Map for Parcel No. 2.

No new development, grading, or other physical improvements are proposed. The property is vacant and located along Sierra Highway (Assessor’s Parcel Number [APN] 3217-021-029) in the unincorporated community of Acton. The request is made pursuant to County Code Section 21.52.030 (Modifications to Recorded Maps).

**4. PREVIOUS ENTITLEMENTS.** Tentative Parcel Map No. 16832 was approved on October 30, 1985, to create two parcels. Parcel No. 1 is a multi-family residential lot, and Parcel No. 2 is for future commercial use. The tentative map expired and was reactivated and revised on May 25, 1993, for Parcel 2 for “Lease Purposes Only.” Parcel Map No. 16832 recorded on August 17, 1999 for the creation of two parcels.

**5. ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest (“Subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

**6. LOCATION.** The project site consists of Parcel No. 2 for Modified Parcel Map No. 16832A, located north of Sierra Highway (APN 3217-021-029), within the Soledad Zoned District, the Antelope Valley Planning Area, and within the designated Very High

Fire Hazard Severity Zone (“VHFHSZ”) and State Responsibility Area (SRA”) (“Project Site”).

7. **LAND USE DESIGNATION.** The Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan, designates the Project Site as CR (Rural Commercial).
8. **ZONING.** The Project Site is located within the Soledad Zoned District, zoned C-RU (Rural Commercial), and lies within the Acton Community Standards District (“CSD”).
9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2 (Rural Land 2 - One Dwelling Unit per Two Gross Acres)	A-1-2 (Light Agricultural - Two Acre Minimum Required Lot Area)	Apartments
EAST	RL2, RL5 (Rural Land 5 - One Dwelling Unit per Five Gross Acres), CR	A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-RU	Commercial/Retail Stores, Church
SOUTH	CR, RL2	C-RU-DP (Rural Commercial - Development Program)	Commercial/Retail Stores, Restaurants
WEST	CR	C-RU-DP	Commercial/Retail Stores, Restaurants

**10. PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site measures approximately 1.4 gross acres (1.1 net acres) in size and consists of one legal lot. The Project Site is rectangular, relatively flat, and undeveloped.

B. Site Access

Primary access is provided from Sierra Highway, a 100-foot-wide Major Highway identified on the County Master Plan of Highways. The parcel fronts Sierra Highway and has no secondary access points.

C. Modification to a Recorded Map

The Modified Parcel Map dated January 7, 2025, depicts one rectangular-shaped parcel with access from Sierra Highway. The property remains undeveloped. This modification does not alter the “lease purposes only” designation associated with the parcel.

**11. CEQA DETERMINATION.**

Categorical Exemption

Prior to the Commission's public hearing, LA County Planning staff determined that the Project qualifies for a Categorical Exemption under Section 15305 (Class 5 – Minor Alterations in Land Use Limitations) of the California Environmental Quality Act ("CEQA") Guidelines and the County's Environmental Guidelines.

The Class 5 exemption applies to minor alterations in land use limitations on areas with an average slope of less than 20 percent that do not result in changes in land use or density. The Project qualifies because:

- It involves only the removal of recorded, never constructed or utilized private driveways and fire lanes.
- The Project Site is flat, vacant, and not within a sensitive resource area such as a Significant Ecological Area ("SEA") or Hillside Management Area.
- The property is not listed on databases maintained by the California Department of Toxic Substances Control or the Regional Water Quality Control Board.
- The Project Site is not located along a scenic highway, and no biological, hazardous, or historic resources are present.

Therefore, there are no exceptions to the exemption, and the Project is categorically exempt from CEQA.

12. **COMMUNITY OUTREACH.** Prior to the Commission's public hearing, the Subdivider did not perform public outreach.

13. **PUBLIC COMMENTS.** Prior to the publication of the report to the Commission, Staff received a letter of opposition dated July 7, 2025, from the Acton Town Council, with concerns due to the potential environmental impacts related to a potential proposal of a gas station, convenience store, fast food business, and future grading.

14. **AGENCY RECOMMENDATIONS.**

County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of Modified Parcel Map No. 16832A dated January 7, 2025.

15. **LEGAL NOTIFICATION.** Pursuant to County Code Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting), staff provided proper public notice. On October 6, 2025, staff mailed 68 Notices of Public Hearing to property owners within a 1,000-foot radius of the Project Site, as identified in the County Assessor's records, and to interested parties on the Soledad Zoned District Courtesy Mailing List. Notices were also published in the Acton/Agua Dulce News and posted on LA County Planning's website.

**GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan, which designates the site CR. This designation supports limited, low-density commercial uses compatible with the surrounding rural

community, including retail, restaurant, and office uses. While the Project is a request for the removal of the never-constructed and never-utilized private driveways and fire lanes, the Project is not proposing anything commercial.

17. **GOALS AND POLICIES.** The Commission finds the Project consistent with the following policies of the Area Plan:

- **Policy LU 1.2:** Limit potential development in rural preserve areas through appropriate low-density land use designations.

The existing CR designation limits development to low-intensity rural commercial uses. While the Project scope is for the removal of never constructed and never utilized private driveways and fire lanes, any future proposal must conform to these limitations.

- **Policy LU 1.4:** Ensure sufficient lands for local commercial services to serve rural residents and provide employment opportunities.

The Project Site C-RU zoning allows low-intensity commercial uses consistent with the Area Plan, while the current request is limited to the removal of recorded, never constructed or utilized private driveways and fire lanes and does not propose new uses.

### **ZONING CODE CONSISTENCY FINDINGS**

18. **PERMITTED USE IN ZONE.** While it is a request to modify a recorded map to remove recorded never constructed or utilized private driveways and fire lanes, the Commission finds that the Project is consistent with the C-RU zoning classification, pursuant to County Code Section 22.24.030 (Land Use Regulations for Rural Zones). Any future development will be subject to compliance with applicable zoning and development standards.

19. **SUBDIVISION MAP ACT.** Pursuant to Government Code Section 66472.1 and County Code Section 21.52.030, a recorded parcel map may be modified to address changed circumstances when conditions of the map are no longer appropriate or necessary. Such modification may not impose additional burdens, alter property rights, or increase density. The requested modification satisfies these criteria. The removal of the recorded, but never constructed or utilized, private driveways and fire lanes addresses changed conditions, imposes no new burdens, and does not affect property rights or density.

### **MODIFICATION TO A RECORDED MAP SPECIFIC FINDINGS**

20. This modified recorded map has been submitted as a Modification to a Recorded Map. As such, it is subject to the provisions of Chapter 21.52 (Modifications) of the County Code.

21. **Commission finds that there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary.**

The recorded locations of the private driveways and fire lanes were designed based on the building locations and access proposed at that time. However, the commercial buildings that were previously approved as part of a "lease only purposes" subdivision were never constructed. Since the buildings were never constructed, the recorded locations of the private driveways and fire lanes are no longer required. Any future development will be required to provide internal access that meets County requirements.

22. **The Commission finds that the proposed modifications do not impose any additional burdens on the present fee owner of the property.** The proposed modification is an administrative correction to the recorded map and does not impose any additional burdens on the present fee owner of the property.
23. **The Commission finds that such modifications would not alter any right, title or interest in the real property.** The removal of the recorded locations of the never-constructed or never-utilized private driveways and fire lanes would not alter any rights or interests in the real property.
24. **The Commission finds that the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising that are not under the control of the developer and which make it impossible to comply with certain conditions.** The modification results from technical and physical constraints that would otherwise limit future design flexibility.
25. **The Commission finds that the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map.** The modification request for the removal of the recorded locations of the never constructed or utilized private driveways and fire lanes does not increase density or the number of dwelling units.
26. **The Commission finds that the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans.** The Project is for the removal of the recorded location of never constructed or utilized private driveways and fire lanes for designs approved at the time of the recorded map. The map and its design remain consistent with the General Plan and Area Plan.
27. **The Commission finds that the site is physically suitable for the type and proposed density of the development.** The Project is a request to remove the recorded locations of never constructed or utilized private driveways and fire lanes and does not request to change the density of the development.
28. **Commission finds that the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.** The Project does not request to make any changes to the public easements and will not cause any physical

or environmental damage, as there is no physical removal of the recorded private driveways and fire lanes. The Project will remove the locations of the recorded never constructed or utilized private driveways and fire lanes from the recorded map only.

### **ENVIRONMENTAL FINDINGS**

29. Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15305 Class 5 Minor Alterations in Land Use Limitations, and the County Environmental Guidelines. A Class 5 exemption for minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density. The existing parcel does not contain slopes of more than 20 percent. The topography is relatively flat, and it is a vacant lot, and the removal of the recorded location of never constructed or utilized private driveways and fire lanes that were never installed meets this exemption from the map. The land use, zoning, and maximum allowable density will not change. The property is permitted for commercial use according to the Area Plan. The Project is not located within a particularly sensitive area such as an SEA or Hillside Management Area. The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board, and there are no scenic highways or biological resources, hazardous waste sites mapped, and/or registered historic resources in the immediate areas. There are no exceptions to the exemption, and the Project is categorically exempt.

### **ADMINISTRATIVE FINDINGS**

30. **PUBLIC MEETINGS.** One public meeting was held on November 19, 2025.

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision in this matter is at LA County Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

### **BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:**

- A. There are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary; and
- B. The proposed modifications do not impose any additional burdens on the present fee owner of the property; and
- C. Such modifications would not alter any right, title or interest in the real property; and
- D. The modifications requested result from either physical problems associated with the development of the site or technical difficulties arising, which are not under the control of the developer, and which make it impossible to comply with certain conditions; and

- E. The modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and
- F. The proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans; and
- G. The site is physically suitable for the type and proposed density of the development; and
- H. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements; and

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15305 (Class 5, Minor Land Alterations in Land Use Limitations) categorical exemptions.
2. Approves **MODIFICATION TO RECORDED PARCEL MAP NO. 16832A (RPPL2024001660)**, subject to the attached conditions.

**ACTION DATE: November 19, 2025**

**VOTE: 4:0:1**

Concurring: Louie, Hastings, Moon, and O'Connor

Absent: Duarte-White

JH:EGA:ML

11/19/2025

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-001108  
MODIFICATION TO RECORDED PARCEL MAP NO. 16832A (RPPL2024001660)

**PROJECT DESCRIPTION**

The project consists of a modification to Recorded Parcel Map No. 16832A to remove the recorded locations of never constructed and utilized private driveways and fire lanes on the existing vacant parcel. The approval is subject to the following conditions:

**GENERAL CONDITIONS**

1. **Subdivider.** Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the

defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

- A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Expiration. The Modification to Recorded Parcel Map No. 16832A** approval shall not expire, as the final action will be determined by the County Department of Public Works ("Public Works").
  8. **Conditions Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
  9. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238(Modifications and Revocations) . Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
  10. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
  11. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of Public Works to the satisfaction of said department.
  12. **Compliance with County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject

property, unless specifically modified by this grant, as set forth in these conditions, including the approved Modification to a Recorded Map.

13. **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **Modification to a Recorded Parcel Map**

14. **Grant.** This grant authorizes Modification to Recorded Map as depicted on the Modified Parcel Map No. 16832A dated January 7, 2025.
15. **Recommended Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports dated January 7, 2025 consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
16. The requested modification to remove the recorded locations of never constructed and never utilized private driveways and fire lanes shall be granted. The Subdivider shall submit an Amending Map or a Certification of Correction to the County Engineer, as determined by and to the satisfaction of Public Works.

#### **Attachments:**

Subdivision Committee Report, pages 1-20



LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/2

PARCEL MAP 16832A (Rev.) (MOD.)/FORMERLY PARCEL MAP 16832

TENTATIVE MAP DATED 1/7/2025

The following report consisting of 8 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 2/2

PARCEL MAP 16832A (Rev.) (MOD.)/FORMERLY PARCEL MAP 16832

TENTATIVE MAP DATED 1/7/2025

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Justin Soo Hoo

Phone (626) 458-4921

Date 2/13/2025

PM16832-Rev1-RPPL2024001660

A handwritten signature in black ink, appearing to read 'JSH'.

PCA LX001129 / A863  
EPIC LA RPPL2024001660  
Telephone: (626) 458-4925

Los Angeles County Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	<u>16832</u>	Tentative Map Dated	<u>01/07/2025</u>	Parent Tract	<u>---</u>
Grading By Subdivider? [N] (Y or N)	<u>---</u> yd <sup>3</sup>	Location	<u>Acton</u>		
Geologist	<u>---</u>	Subdivider	<u>Cornerstone Engineering</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Cornerstone Engineering</u>		

**Review of:**

Geologic Report(s) Dated: ---  
Soils Engineering Report(s) Dated: ---  
Geotechnical Report(s) Dated: ---  
References: ---

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

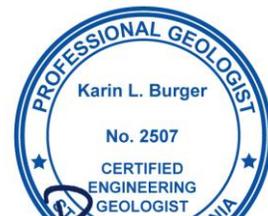
**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

*Byron McConnell*

Byron McConnell  
Geotechnical Section



*Karin Burger*

Karin Burger  
Engineering Geology Section

Date 2/13/2025

1. Approval of this map pertaining to grading is recommended without conditions since no grading improvements are proposed.



900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

**PARCEL NO.:** 16832

**TENTATIVE MAP DATE:** 01/07/2025

**HYDROLOGY UNIT CONDITIONS OF APPROVAL**

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:   
Alex Mikhailpoor

Date: 02/06/2025 Phone: (626) 458-4921

It is recommended that this revised tentative map is cleared by Road Unit with no condition. This recommendation is based upon information that is available concerning the subject property; Modification to revise a private drive and fire lane. The relocated private and fire lane on-site shall be approved by Fire Department.

Please note that street improvement conditions will be required when the site plan of prospected commercial project is submitted for review and approval.

Prepared by Pemaneh N Abaghi<sup>PA</sup> Phone (626) 979-5417  
pm16832r

Date 02-12-2025



**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**PARCEL MAP NO.: 16832**

**TENTATIVE MAP DATED 01-07-2025**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call or email Land Use Program (626) 430-5380 or [dlanduse@ph.lacounty.gov](mailto:dlanduse@ph.lacounty.gov) for additional information and requirements.

*MT*  
Prepared by Mike Tran  
Pm16832-rev2.doc

Phone (626) 458-4921

Date 02-12-2025

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – WATER  
PARCEL MAP NO. 16832

Page 1/1

TENTATIVE MAP DATED 01-07-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. The relocated private and fire lane on-site shall be approved by Fire Department.

Name: Pemaneh N Abaghi<sup>PA</sup>  
pm16832w

Phone (626) 979-5417

Date 02-12-2025



# COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024001660 PROJECT NUMBER: PM16832  
CITY/COMMUNITY: Acton STATUS: Cleared  
PROJECT ADDRESS: 3927 Sierra Highway DATE: 02/21/2025  
Acton, CA 93510

---

## CONDITIONS

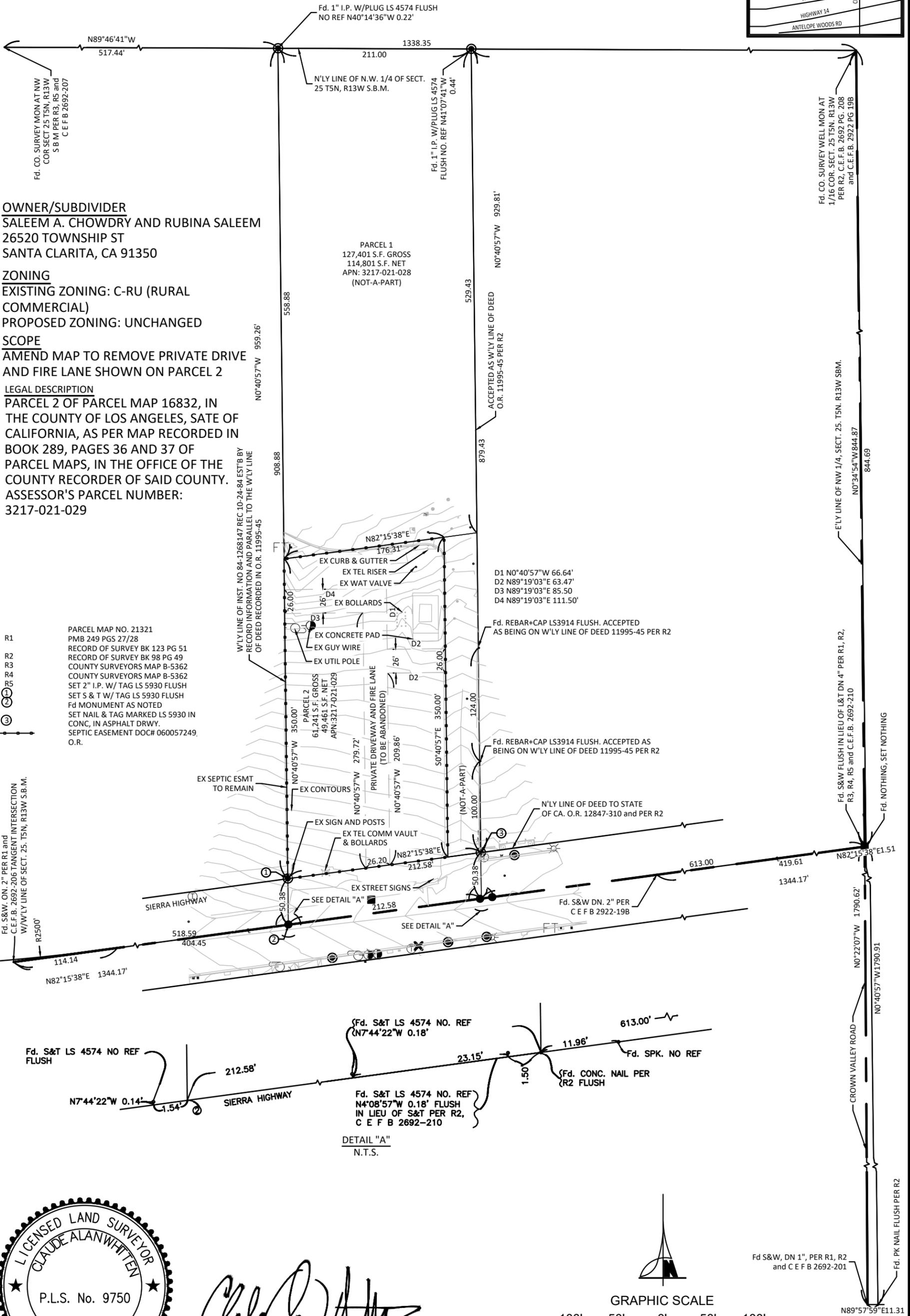
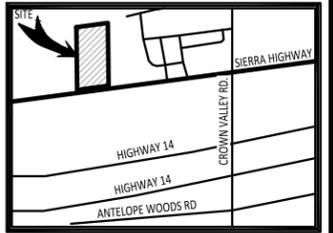
1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. On-site access and water system requirements will be determined with the development of Lot 2.
3. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A final approved "Fuel Modification Plan" is required prior to building permit issuance. Fire Code 4908.1. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205 or [ForestryFuelModification@fire.lacounty.gov](mailto:ForestryFuelModification@fire.lacounty.gov). Additional information on Fuel Modification Plan is available at: <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).

Reviewed by:

MINOR LAND DIVISION  
 PARCEL MAP 16832A  
 (MODIFICATION TO RECORDED PARCEL MAP 16832)  
 LOCATED IN THE UNINCORPORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

VICINITY MAP  
 N.T.S.



**OWNER/SUBDIVIDER**  
 SALEEM A. CHOWDRY AND RUBINA SALEEM  
 26520 TOWNSHIP ST  
 SANTA CLARITA, CA 91350

**ZONING**  
 EXISTING ZONING: C-RU (RURAL COMMERCIAL)  
 PROPOSED ZONING: UNCHANGED

**SCOPE**  
 AMEND MAP TO REMOVE PRIVATE DRIVE AND FIRE LANE SHOWN ON PARCEL 2

**LEGAL DESCRIPTION**  
 PARCEL 2 OF PARCEL MAP 16832, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 36 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NUMBER: 3217-021-029

PARCEL MAP NO. 21321  
 PMB 249 PGS 27/28  
 RECORD OF SURVEY BK 123 PG 51  
 RECORD OF SURVEY BK 98 PG 49  
 COUNTY SURVEYORS MAP B-5362  
 COUNTY SURVEYORS MAP B-5362  
 SET 2" I.P. W/ TAG LS 5930 FLUSH  
 SET S & T W/ TAG LS 5930 FLUSH  
 Fd MONUMENT AS NOTED  
 SET NAIL & TAG MARKED LS 5930 IN CONC, IN ASPHALT DRWY.  
 SEPTIC EASEMENT DOC# 060057249, O.R.

R1  
 R2  
 R3  
 R4  
 R5  
 R6

Fd. S&W, ON 2" PER R1 and C.E.F.B. 2692-206 TANGENT INTERSECTION W/W'LY LINE OF SECT. 25, T5N, R13W S.B.M.

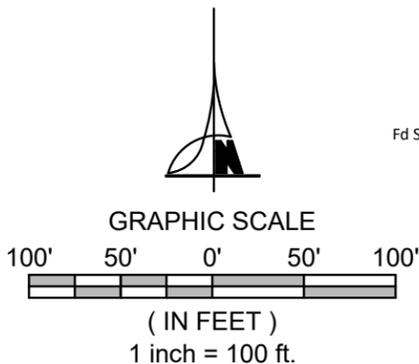
Fd. S&T LS 4574 NO REF FLUSH  
 N7°44'22"W 0.14'  
 212.58'  
 SIERRA HIGHWAY  
 Fd. S&T LS 4574 NO. REF (N7°44'22"W 0.18')  
 23.15'  
 1.50'  
 11.96'  
 613.00'  
 Fd. SPK. NO REF  
 Fd. S&W DN. 2" PER C E F B 2922-198  
 Fd. CONC. NAIL PER R2 FLUSH  
 Fd. S&W, DN 1", PER R1, R2 and C E F B 2692-201  
 Fd. PK NAIL FLUSH PER R2

DETAIL "A"  
 N.T.S.



*Claude Alan Whitten*  
 CLAUDE ALAN WHITTEN, PLS NO. 9750

08/21/2024  
 DATE





**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT**



Tentative Map # **16832**  
Park Planning Area # **43B**

DRP Map Date: **01/07/2025** SCM Date:  
CSD: **ACTON CSD**

Report Date: **02/13/2025**  
Map Type: **Tentative Map - Parcel -  
Revised**

Total Units  = Proposed Units  + Exempt Units

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

**This project is exempt from the park obligation requirements because:**

**Trails:**

See also attached Trail Report

**Comments:**

**For further information or to schedule an appointment to make an in-lieu fee payment:**

Please contact Loretta Quach at [lquach@parks.lacounty.gov](mailto:lquach@parks.lacounty.gov) or (626) 588-5305  
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*  
Loretta Quach, Departmental Facilities Planner I



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION WORKSHEET**



Tentative Map # **16832**  
Park Planning Area # **43B**

DRP Map Date: **01/07/2025** SCM Date:  
CSD: **ACTON CSD**

Report Date: **02/13/2025**  
Map Type: **Tentative Map - Parcel -  
Revised**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

Park Planning Area = **43B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>2.94</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. < 5 Units	<b>2.43</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.14</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>2.87</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>0</b>	<b>0.00</b>
<b>TOTAL</b>			<b>0</b>	<b>0.00</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$62,881	<b>\$0</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	\$62,881	<b>\$0</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

February 6, 2025

TO: Michelle Lynch, Senior Regional Planner  
Department of Regional Planning  
Land Divisions Section

FROM: Michelle O'Connor, Trails Section Head   
Department of Parks and Recreation  
Planning Division

SUBJECT: TRAIL REVIEW OF REVISED TENTATIVE PARCEL MAP (TPM)  
NO. 16832 LOCATED ON APN 3217- 021- 029

**NOTICE OF TRAIL CONDITIONS**

The Department of Parks and Recreation (DPR) has completed the review of the revised TPM NO. 16832 received by Regional Planning on January 7, 2025.

The project is in the DPR Acton Park Service Area and within the project boundary is a future segment of the County of Los Angeles, Board of Supervisors-Adopted Vasquez Loop Multiuse (equestrian, hiking and mountain biking) Regional Trail.

The revised map is approved with the following conditions:

**1. Multiuse trail easement:**

- a. The twelve-foot (12') wide multi-use trail easement shall be dedicated to the County of Los Angeles at final map recordation to provide public trail access in perpetuity.
- b. Show the trail alignment on tentative and final map and denote: "Twelve-foot-wide trail easement to be dedicated to the County of Los Angeles for multiuse (equestrian, hiking, and mountain biking) trail purposes."
- c. Denote on tentative map a section-view detail A-A with dimensions for Sierra Highway right-of-way, slope easement (if any), twelve-foot (12') wide multiuse trail easement, fencing each side of trail, and out-slope of trail at 2% to 5% towards Sierra Highway.

## 2. Trail Construction:

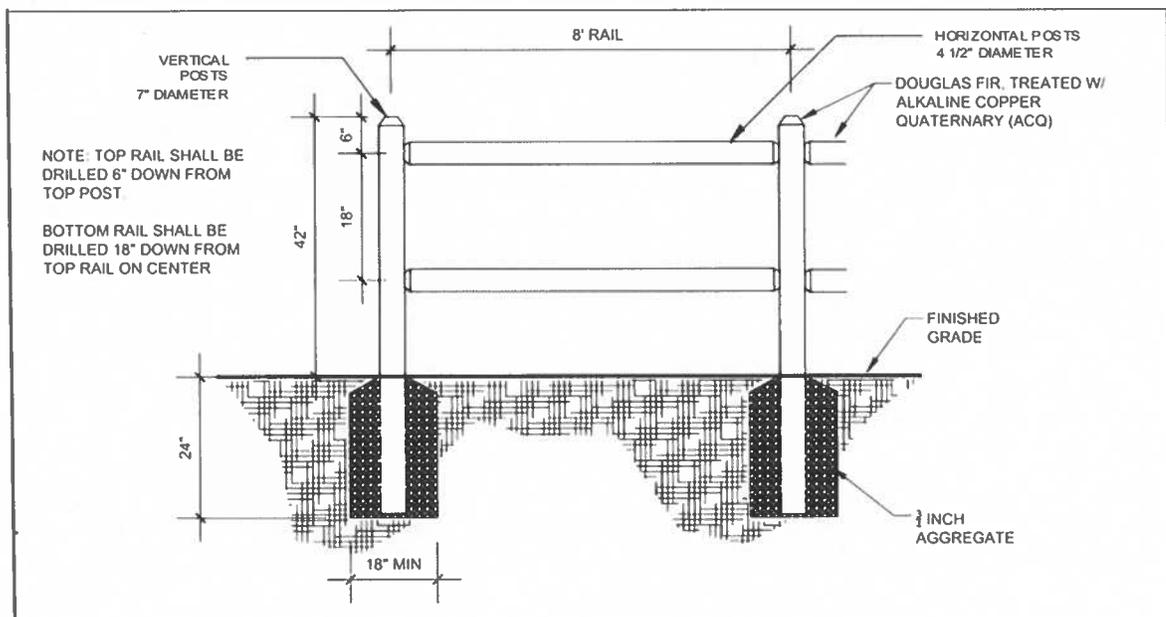
- a. Graded and compacted natural soil to minimum eight (8') foot width at 2% to 5% cross-slope grade towards Sierra Highway for proper water sheeting.
- b. Free from structures or any at-grade impediments, that would impede public trail access.
- c. Contiguous to north side of Sierra Highway right-of-way and slope easement, if any.

## 3. Vehicle Driveway(s):

- a. If concrete, provide a bush-hammer rough finish same width of multiuse trail easement.

4. **Provide Lodgepole Safety Fencing:** Per view shown below, install pine posts (each side of trail) treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are five and one-half (5 1/2') in length by seven-inch (7") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated, and they are eight feet (8') in length by four and one-half inches (4 1/2") in diameter with beveled ends. The posts are installed forty-two inches (42") above grade and minimum twenty-four inches (24") below grade. Posts are set in three-quarter inch (3/4") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

### Lodgepole Fence Detail



Michelle Lynch  
February 6, 2025  
Page 3

For trail-related questions contact Robert Ettleman, Trail Planner  
by e-mail at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

MO:RE:ev

c: Parks and Recreation: (S. Woods, R. Ettleman, L. Quach)



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**NICHOLE QUICK, M.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

February 24, 2025

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Michelle Lynch

FROM: Charlene Contreras *ccg*  
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: TENTATIVE MAP - PARCEL  
CASE: RPPL2024001660  
PROJECT: PM16832  
3927 SIERRA HIGHWAY ACTON CA 93510**

Thank you for the opportunity to review the application and project for the subject property. The project proposes to revise the private driveway and fire lane location as shown on Parcel Map No. 16832, as the proposed site plan layout has changed.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During soil excavation and grading activities, the contractor should apply dust control measures to reduce exposure to fungal spores like *Coccidioides Immitis*, which can cause Valley Fever.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

Joshua Huntington

February 24, 2025

Page 2 of 2

- Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency clearance:

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va

DPH\_CLEARED\_3927 SIERRA HIGHWAY ACTON CA 93510\_RPPL2024001660\_02.24.2025

## REPORT TO THE REGIONAL PLANNING COMMISSION

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DATE ISSUED:	November 5, 2025	
HEARING DATE:	November 19, 2025	AGENDA ITEM: 9
PROJECT NUMBER:	PRJ2024-001108	
PERMIT NUMBER:	Modification to Recorded Parcel Map No. 16832A (RPPL2024001660)	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	Vacant Parcel/Sierra Hwy (APN 3217-021-029), Acton	
OWNER:	Saleem A Choudry and Rubina Saleem	
APPLICANT:	Jorge Garcia	
PUBLIC MEETINGS HELD:	1	
INCLUSIONARY HOUSING ORDINANCE (“IHO”):	The Project is not subject to the IHO because it is not a Residential Housing project.	
CASE PLANNER:	Michelle Lynch, Principal Planner mlynch@planning.lacounty.gov	

---

### **RECOMMENDATION**

*The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:*

LA County Planning staff (“Staff”) recommends **APPROVAL** of Project Number PRJ2024-001108, Modification to Recorded Parcel Map No. 16832A (RPPL2024001660), based on the Findings (Exhibit C – Draft Finding) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

### **CEQA:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.**

### **ENTITLEMENT:**

**I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE THE MODIFICATION TO RECORDED PARCEL MAP NO. 16832A SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.**

**PROJECT DESCRIPTION**

**A. Entitlement Requested**

The Applicant requests approval of a modification to Recorded Parcel Map No. 16832, identified as Modified Parcel Map No. 16832A, to administratively remove the recorded locations of private driveways and fire lanes that were designated but never constructed or utilized on Parcel No. 2 (Assessor's Parcel Number [APN] 3217-021-029). There is no grading, construction, or other physical development proposed as part of this request ("Project").

**B. Background**

Tentative Parcel Map No. 16832 was originally approved on October 30, 1985, establishing two parcels:

Parcel No. 1, as a multi-family residential lot; and  
Parcel No. 2, for future commercial use.

Parcel No. 1 is a flag lot that includes a private driveway and fire lane providing access from Sierra Highway. The parcel was subsequently developed with a 48-unit apartment complex. No modifications are proposed to Parcel No. 1, and it is not included within the scope of this Project. Access between Parcels No. 1 and No. 2 is restricted.

On May 25, 1993, Parcel Map No. 16832 was revised to modify Parcel No. 2 for lease purposes only. This action reactivated the previously expired parcel map. The approved revised map included three detached commercial/office buildings between 2,856 and 11,520 square feet in size, with associated site improvements including interior access and parking of 89 parking spaces (see Exhibit I – Previous Approvals).

The 1993 commercial project was never constructed, and Parcel No. 2 remains vacant. The recorded private driveways and fire lanes were designed to serve unbuilt commercial buildings; as such, they were also never constructed or utilized.

**C. Project Description**

The Project consists of a request to administratively remove the recorded locations of private driveways and fire lanes on Parcel No. 2 that were never constructed or utilized. Pursuant to Government Code Section 66472.1 of the Subdivision Map Act, a recorded map may be modified under certain circumstances where changes in conditions render any or all of the recorded conditions inappropriate or unnecessary. Such a modification may be approved provided that:

1. The modification does not impose any additional burden on the fee owners of the property; and
2. The modification does not alter any right, title, or interest in the real property as reflected on the recorded map.

Consistent with this statutory authority, Los Angeles County Code Section 21.52.030 (Modification to Recorded Maps) establishes the findings, procedures, and fees applicable to modifications necessitated by technical or physical issues identified following recordation. Therefore, map modification is the appropriate procedural mechanism to remove the recorded but unbuilt private driveways and fire lanes on Parcel No. 2.

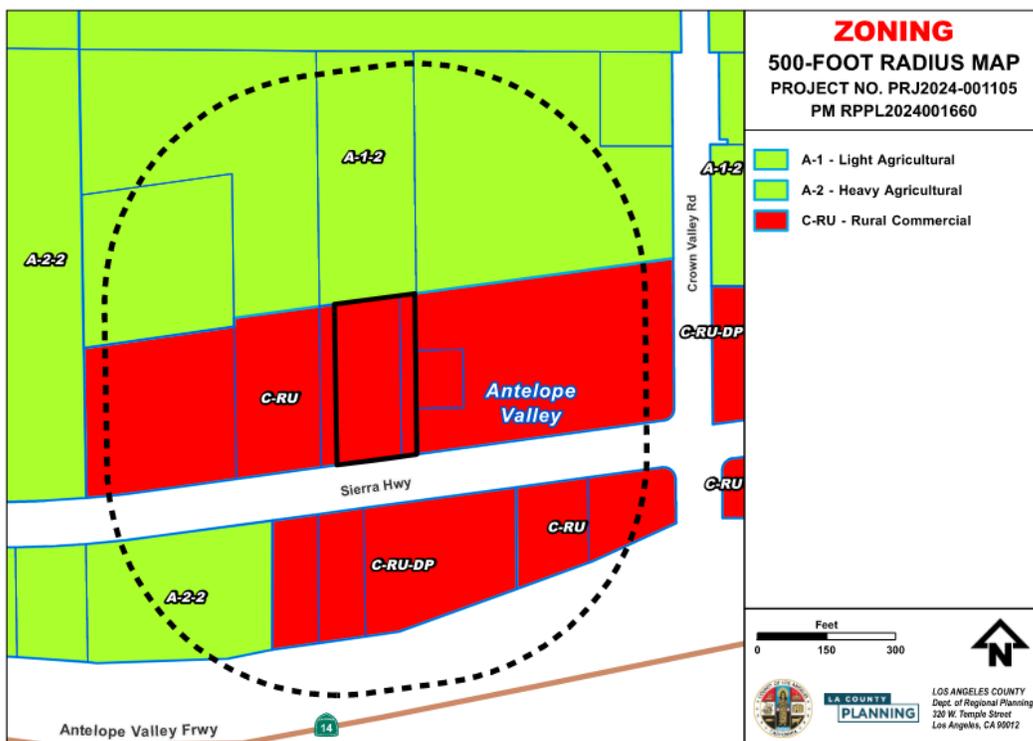
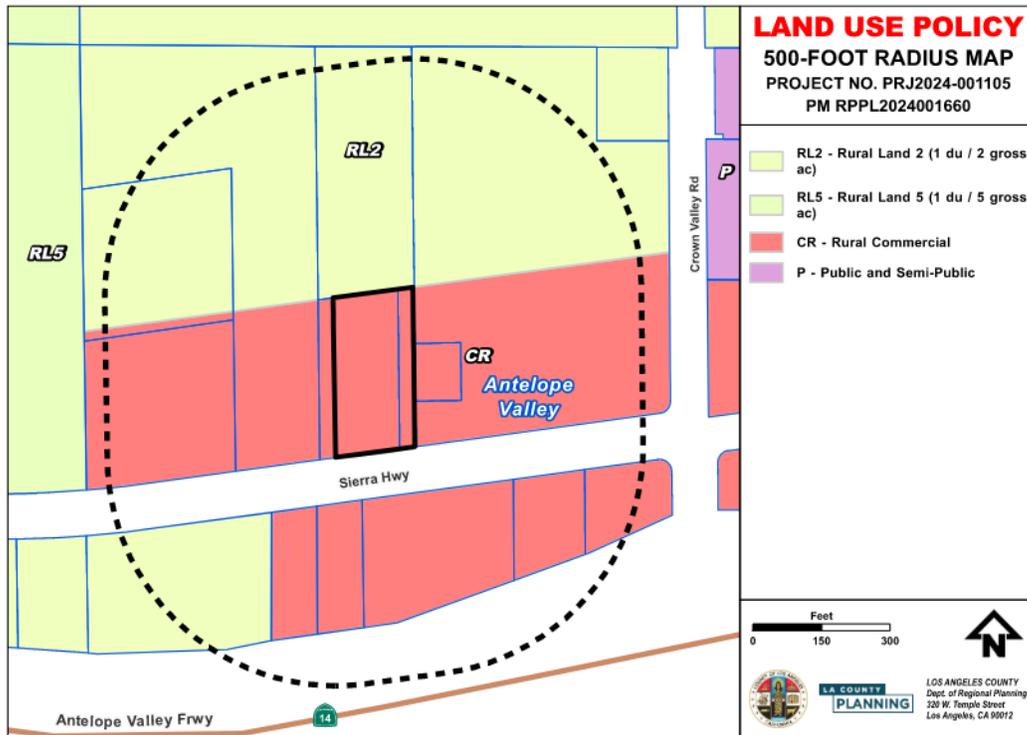
In accordance with Government Code Section 66472.1, the public hearing for this Project will be limited to consideration of the proposed modification only. The previously recorded parcel map will not be subject to new conditions of approval, and the request is confined solely to the administrative removal of the never constructed or utilized recorded private driveways and fire lanes.

This request does not alter the underlying C-RU (Rural Commercial) zoning designation, nor does it affect the existing lease map parcel approval applicable to Parcel No. 2.

**SUBJECT PROPERTY AND SURROUNDINGS**

The following chart provides property data within a 500-foot radius:

<b>LOCATION</b>	<b>ANTELOPE VALLEY AREA PLAN LAND USE POLICY</b>	<b>ZONING</b>	<b>EXISTING USES</b>
SUBJECT PROPERTY	CR (Rural Commercial)	C-RU (Rural Commercial)	Vacant
NORTH	RL2 (Rural Land 2 - One Dwelling Unit per Two Gross Acres)	A-1-2 (Light Agricultural - Two Acre Minimum Required Lot Area)	Apartments
EAST	RL2, CR	A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-RU	Commercial/Retail Stores, Church
SOUTH	CR, RL2	C-RU, C-RU-DP (Rural Commercial -Development Program)	Commercial/Retail Stores, Restaurants
WEST	CR	C-RU-DP	Commercial/Retail Stores, Restaurants



**PROPERTY HISTORY**

**A. Zoning History**

ORDINANCE NO.	ZONING	DATE OF ADOPTION
1494	Zoning Ordinance	September 12, 1927
7091	M3	January 22, 1957
7401	C4	October 31, 1958
2015-0021Z	C-3 to C-RU	July 16, 2015

**B. Previous Cases**

CASE NO.	REQUEST	DATE OF ACTION
RTM-PM16832	Parcel Map for two parcels: One Multi-Family Lot (R3 portion) and Commercial Lot (C3 portion)	Approved on October 30, 1985
RTM-PM16832	Revision Parcel Map-Parcel 2 for Lease Purposes Only	Approved on May 25, 1993
RPPL2022011111	Site Plan Review for convenience market and fuel service station	Voided on October 5, 2022

**C. Violations**

CASE NO.	VIOLATION	CLOSED/OPEN
RPCE2023004141	Occupied RV	May 2, 2024

**ANALYSIS**

**A. Land Use Compatibility**

The Project proposes to remove the recorded locations of never constructed or utilized private driveways and fire lanes depicted on the modified parcel map for Parcel No. 2. These driveways and fire lanes were originally designed to serve proposed commercial buildings that were never constructed. The parcel remains vacant, unpaved, and undeveloped.

The removal of recorded, never constructed or utilized, private driveways and fire lanes will not impact existing land uses or surrounding development. The Project Site is located adjacent to commercial uses along Sierra Highway, and the proposed modification would not affect consistency with the existing land use pattern. As no grading, construction, or development is proposed, the Project will have no adverse land use compatibility impacts.

**B. Neighborhood Impact (Need/Convenience Assessment)**

The Project will not result in any visual, physical, or operational impacts to the surrounding neighborhood. Parcel No. 2 is currently vacant and undeveloped, and the Project involves only the administrative removal of the recorded location of never constructed or utilized private

driveways and fire lanes from the modified parcel map. No physical disturbance to the site will occur.

Because the Project does not include new development, construction, or grading activities, it will have no impact on neighborhood character, aesthetics, access, or circulation patterns. The modification is administrative in nature and does not alter existing land uses in the area.

**C. Design Compatibility**

The Project site (Parcel No. 2) is a vacant and undeveloped parcel. Removal of the recorded locations of never constructed or utilized private driveways and fire lanes does not conflict with any existing uses or improvements on or adjacent to the property.

Any future development proposal on Parcel No. 2 will be required to comply with all applicable Acton Community Standards District (“CSD”) design requirements and C-RU Zone development standards, ensuring consistency with the community’s established architectural and site design guidelines.

Accordingly, the proposed modification is consistent with existing design and development policies applicable to the site and surrounding area.

**GENERAL PLAN/COMMUNITY PLAN CONSISTENCY**

The Project is consistent with the applicable goals and policies of the General Plan and the Antelope Valley Area Plan (“Area Plan”). The proposed modification is administrative in nature, does not result in physical changes to the site, and maintains the land use designation for commercial development. Detailed consistency findings are included in (Exhibit C – Findings).

**HOUSING ACCOUNTABILITY (“HAA”) AND HOUSING CRISIS (“SB330”) ACTS**

HAA and SB330 (Housing Crisis Act) do not apply to this Project. The HAA applies to housing development projects involving residential units, and this Project does not include residential development. Similarly, SB 330 is inapplicable because the Project does not propose housing or development that would limit housing capacity or require additional public hearings under its provisions. Therefore, neither the HAA nor SB 330 applies to this request.

**ZONING ORDINANCE CONSISTENCY**

The Project complies with all applicable provisions of the Los Angeles County Zoning Ordinance. The modification to the recorded parcel map does not alter the underlying C-RU zoning designation or any associated land use entitlements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

**BURDEN OF PROOF**

The applicant is required to substantiate all facts identified in Government Code Section 66472.1 and Section 21.52.030 (Modifications to recorded maps) of the County Code. The Burden of Proof with the applicant’s responses is attached (Exhibit E – Applicant’s Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

**ENVIRONMENTAL ANALYSIS**

Staff has determined that the Project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to Section 15305, Class 5 – Minor Alterations in Land Use Limitations of the CEQA Guidelines and the County’s Environmental Document Reporting Procedures and Guidelines.

Class 5 exemptions apply to minor alterations in land use limitations in areas with an average slope of less than 20 percent, where the changes do not result in any change in land use or density. The Project qualifies for this exemption because it involves only the removal of the recorded location of never constructed or utilized private driveways and fire lanes. . The Project will not alter the existing physical environment, land use, or allowable density.

The site is not located within a Significant Ecological Area (SEA), Hillside Management Area, or other environmentally sensitive resource area. The property is not listed on any database maintained by the California Department of Toxic Substances Control or the Regional Water Quality Control Board. The Project site is not located along a scenic highway, and no biological resources, hazardous waste sites, or historic resources are present in the vicinity.

No exceptions to the exemption apply. Therefore, Staff recommends that the Regional Planning Commission determine the Project to be categorically exempt from CEQA under Section 15305, Class 5. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

**COMMENTS RECEIVED**

**A. County Department Comments and Recommendations**

The County Subdivision Committee consists of LA County Planning, and County Departments of Public Works, Fire, Parks and Recreation, and Public Health. Based on the Modified Parcel Map dated January 7, 2025, the Subdivision Committee cleared the Project for public hearing.

**B. Other Agency Comments and Recommendations**

Staff did not receive additional comments.

**C. Public Comments**

In a letter dated July 7, 2025, the Acton Town Council expressed opposition to the Project due to the potential environmental impacts as they relate to a potential proposal of a gas station, convenience store, fast-food business, and future grading (Exhibit J-Public Correspondence).

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Report  
Reviewed By:  \_\_\_\_\_  
Joshua Huntington, AICP, Supervising Planner

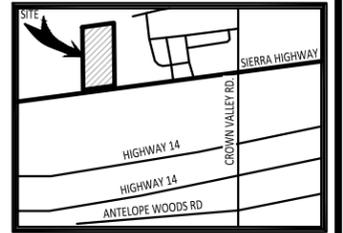
Report  
Approved By:  \_\_\_\_\_ for  
Susan Tae, AICP, Assistant Administrator

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LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Modified Parcel Map No. 16832A
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Draft Findings
EXHIBIT D	Draft Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	Environmental Determination
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Previous Approvals: Recorded Map and Parcel Map for Lease Purposes Only
EXHIBIT J	Public Correspondence

MINOR LAND DIVISION  
 PARCEL MAP 16832A  
 (MODIFICATION TO RECORDED PARCEL MAP 16832)  
 LOCATED IN THE UNINCORPORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

VICINITY MAP  
 N.T.S.



SIERRA HIGHWAY STREET SECTION

LOOKING WEST 1"=30'

N89°46'41"W  
 517.44'

Fd. 1" I.P. W/PLUG LS 4574 FLUSH  
 NO REF N40°14'36"W 0.22'

1338.35

N'LY LINE OF N.W. 1/4 OF SECT.  
 25 T5N, R13W S.B.M.

211.00

Fd. 1" I.P. W/PLUG LS 4574  
 FLUSH NO. REF N41°07'41"W  
 0.44'

Fd. CO. SURVEY MON AT NW  
 COR SECT 25 T5N, R13W  
 S B M PER R3, R5 and  
 C E F B 2692-207

Fd. CO. SURVEY WELL MON AT  
 1/16 COR. SECT. 25 T5N, R13W  
 PER R2, C.E.F.B. 2692 PG. 208  
 and C.E.F.B. 2922 PG. 19B

**OWNER/SUBDIVIDER**  
 SALEEM A. CHOWDRY AND RUBINA SALEEM  
 26520 TOWNSHIP ST  
 SANTA CLARITA, CA 91350

**ZONING**  
 EXISTING ZONING: C-RU (RURAL  
 COMMERCIAL)  
 PROPOSED ZONING: UNCHANGED

**SCOPE**  
 AMEND MAP TO REMOVE PRIVATE DRIVE  
 AND FIRE LANE SHOWN ON PARCEL 2

**LEGAL DESCRIPTION**  
 PARCEL 2 OF PARCEL MAP 16832, IN  
 THE COUNTY OF LOS ANGELES, STATE OF  
 CALIFORNIA, AS PER MAP RECORDED IN  
 BOOK 289, PAGES 36 AND 37 OF  
 PARCEL MAPS, IN THE OFFICE OF THE  
 COUNTY RECORDER OF SAID COUNTY.  
 ASSESSOR'S PARCEL NUMBER:  
 3217-021-029

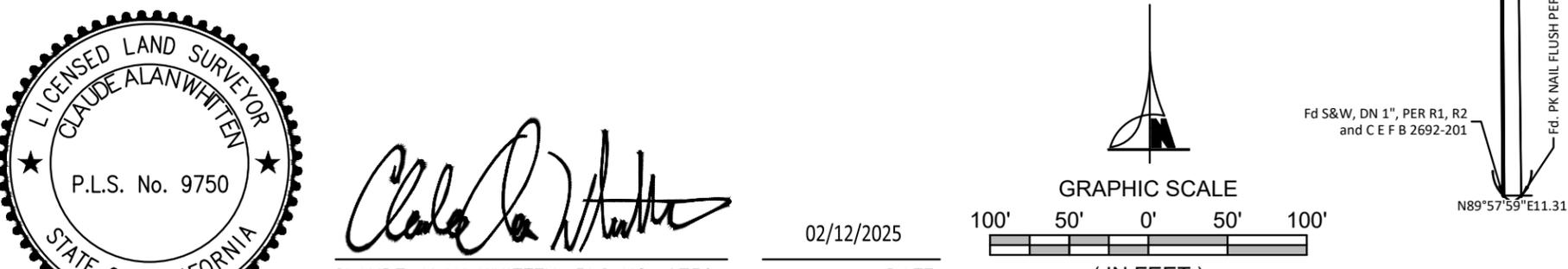
PARCEL 1  
 127,401 S.F. GROSS  
 114,801 S.F. NET  
 APN: 3217-021-028  
 (NOT-A-PART)

**LEGEND**  
 R1 PARCEL MAP NO. 21321  
 R2 PMB 249 PGS 27/28  
 R3 RECORD OF SURVEY BK 123 PG 51  
 R4 RECORD OF SURVEY BK 98 PG 49  
 R5 COUNTY SURVEYORS MAP B-5362  
 COUNTY SURVEYORS MAP B-5362  
 SET 2" I.P. W/ TAG LS 5930 FLUSH  
 SET S & T W/ TAG LS 5930 FLUSH  
 Fd MONUMENT AS NOTED  
 SET NAIL & TAG MARKED LS 5930 IN  
 CONC. IN ASPHALT DRWY.  
 SEPTIC EASEMENT DOC# 060057249,  
 O.R.  
 12" TRAIL EASEMENT TO LA COUNTY FOR  
 MULTIUSE (EQUESTRIAN, HIKING,  
 MOUNTAIN BIKING) TRAIL PURPOSES

R1  
 R2  
 R3  
 R4  
 R5



Fd. S&W, ON. 2" PER R1 and  
 C.E.F.B. 2692-206 TANGENT INTERSECTION  
 W/W'LY LINE OF SECT. 25, T5N, R13W S.B.M.  
 R2500'



EX SEPTIC ESMT  
 TO REMAIN

EX 1-FT  
 CONTOURS

EX SIGN AND POSTS

EX TEL COMM VAULT  
 & BOLLARDS

EX STREET SIGNS

EX CURB & GUTTER

EX TEL RISER

EX WAT VALVE

EX BOLLARDS

EX CONCRETE PAD

EX GUY WIRE

EX UTIL POLE

EX GUY WIRE

**PROJECT NUMBER**

PRJ2024-001108

**HEARING DATE**

November 19, 2025

**REQUESTED ENTITLEMENT**

Modification to Recorded Parcel Map No. 16832A (RPPL2024001660)

## PROJECT SUMMARY

**OWNER / APPLICANT**

Saleem Choudry and Rubina Saleem / Jorge Garcia

**MAP/EXHIBIT DATE**

January 7, 2025

**PROJECT OVERVIEW**

A request to remove the recorded locations of never constructed or utilized private driveways and fire lanes from Modified Parcel Map No. 16832A. The removal is an administrative action, as the private driveways and fire lanes were never constructed or utilized on the vacant parcel (Assessor Parcel Number [APN] 3217-021-029). There are no other changes, developments, or grading proposed.

**LOCATION**

Vacant parcel on Sierra Highway, Acton

**ACCESS**

Sierra Highway

**VERY HIGH FIRE HAZARD**

Yes

**APN**

3217-021-029

**SITE AREA**

1.41 gross acres (61,241 square feet) / 1.14 net acres (49,461 square feet)

**GENERAL PLAN / LOCAL PLAN**

Antelope Valley Area Plan

**PLANNING AREA**

Antelope Valley

**SUP DISTRICT**

5

**LAND USE DESIGNATION**

CR (Rural Commercial)

**ZONE**

C-RU (Rural Commercial)

**ZONED DISTRICT**

Soledad

**PROPOSED UNITS/LOTS**

N/A

**MAX DENSITY/UNITS**

N/A

**COMMUNITY STANDARDS DISTRICT**[Acton \(Chapter 22.302\)](#)**ENVIRONMENTAL DETERMINATION (“CEQA”)**

Class 5 Categorical Exemption – Minor Alterations in Land Use Limitations

**KEY ISSUES**

- Consistency with the General Plan, Antelope Valley Area Plan, and the Subdivision Map Act, and satisfaction with the following portions of Title 21 and Title 22 of the Los Angeles County Code:
  - Section 21.52.030 (Modifications to Recorded Maps)

**CASE PLANNER:**

Michelle Lynch, Principal Planner

**PHONE NUMBER:**

(213) 893-7005

**E-MAIL ADDRESS:**[mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov)

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING  
DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION  
AND ORDER  
PROJECT NO. PRJ2024-001108  
MODIFICATION TO RECORDED PARCEL MAP NO. 16832A (RPPL2024001660)

**RECITALS**

**1. HEARING DATE.**

The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly noticed public hearing on November 19, 2025, regarding Project No. PRJ2024-001105, Modification to Recorded Parcel Map No. 16832A dated January 7, 2025 (RPPL2024001660).

**2. HEARING PROCEEDINGS.** *Reserved.*

**3. ENTITLEMENT REQUESTED.** The Subdivider, Saleem Choudry and Rubina Saleem (“Subdivider”), requests approval of Modification to Recorded Parcel Map No. 16832A to authorize the administrative removal of never constructed or utilized private driveways and fire lanes shown on the Modified Parcel Map for Parcel No. 2.

No new development, grading, or other physical improvements are proposed. The property is vacant and located along Sierra Highway (Assessor’s Parcel Number [APN] 3217-021-029) in the unincorporated community of Acton. The request is made pursuant to County Code Section 21.52.030 (Modifications to Recorded Maps).

**4. PREVIOUS ENTITLEMENTS.** Tentative Parcel Map No. 16832 was approved on October 30, 1985, to create two parcels. Parcel No. 1 is a multi-family residential lot, and Parcel No. 2 is for future commercial use. The tentative map expired and was reactivated and revised on May 25, 1993, for Parcel 2 for “Lease Purposes Only.” Parcel Map No. 16832 recorded on August 17, 1999.

**5. ENTITLEMENT REQUESTOR.** Unless otherwise apparent from the context, subdivider or successor in interest (“Subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.

**6. LOCATION.** The project site consists of Parcel No. 2 for Modified Parcel Map No. 16832A, located north of Sierra Highway (APN 3217-021-029), within the Soledad Zoned District, the Antelope Valley Planning Area, and within the designated Very High Fire Hazard Severity Zone (“VHFHSZ”) and State Responsibility Area (SRA”) (“Project Site”).

**7. LAND USE DESIGNATION.** The Antelope Valley Area Plan (“Area Plan”) Land Use Policy Map, a component of the General Plan, designates the Project Site as CR (Rural Commercial).

8. **ZONING.** The Project Site is located within the Soledad Zoned District, zoned C-RU (Rural Commercial), and lies within the Acton Community Standards District ("CSD").

9. **SURROUNDING LAND USES AND ZONING.**

LOCATION	AREA PLAN LAND USE POLICY	ZONING	EXISTING USES
NORTH	RL2 (Rural Land 2 - One Dwelling Unit per Two Gross Acres)	A-1-2 (Light Agricultural - Two Acre Minimum Required Lot Area)	Apartments
EAST	RL2, RL5 (Rural Land 5 - One Dwelling Unit per Five Gross Acres), CR	A-2-2 (Heavy Agricultural - Two Acre Minimum Required Lot Area), C-RU	Commercial/Retail Stores, Church
SOUTH	CR, RL2	C-RU-DP (Rural Commercial - Development Program)	Commercial/Retail Stores, Restaurants
WEST	CR	C-RU-DP	Commercial/Retail Stores, Restaurants

10. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site measures approximately 1.4 gross acres (1.1 net acres) in size and consists of one legal lot. The Project Site is rectangular, relatively flat, and undeveloped.

B. Site Access

Primary access is provided from Sierra Highway, a 100-foot-wide Major Highway identified on the County Master Plan of Highways. The parcel fronts Sierra Highway and has no secondary access points.

C. Modification to a Recorded Map

The Modified Parcel Map dated January 7, 2025, depicts one rectangular-shaped parcel with access from Sierra Highway. The property remains undeveloped. This modification does not alter the "lease purposes only" designation associated with the parcel.

11. **CEQA DETERMINATION.**

Categorical Exemption

Prior to the Commission's public hearing, LA County Planning staff determined that the Project qualifies for a Categorical Exemption under Section 15305 (Class 5 – Minor Alterations in Land Use Limitations) of the California Environmental Quality Act ("CEQA") Guidelines and the County's Environmental Guidelines.

The Class 5 exemption applies to minor alterations in land use limitations on areas with an average slope of less than 20 percent that do not result in changes in land use or density. The Project qualifies because:

- It involves only the administrative removal of recorded, never constructed or utilized private driveways and fire lanes.
- The Project Site is flat, vacant, and not within a sensitive resource area such as a Significant Ecological Area (“SEA”) or Hillside Management Area.
- The property is not listed on databases maintained by the California Department of Toxic Substances Control or the Regional Water Quality Control Board.
- The Project Site is not located along a scenic highway, and no biological, hazardous, or historic resources are present.

Therefore, there are no exceptions to the exemption, and the Project is categorically exempt from CEQA.

12. **COMMUNITY OUTREACH.** Prior to the Commission's public hearing, the Subdivider did not perform any public outreach.

13. **PUBLIC COMMENTS.** Prior to the publication of the report to the Commission, Staff received a letter of opposition dated July 7, 2025, from the Acton Town Council, with concerns due to the potential environmental impacts related to a potential proposal of a gas station, convenience store, fast food business, and future grading.

14. **AGENCY RECOMMENDATIONS.**

County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works, Fire, Parks and Recreation, and Public Health: Recommended approval of Modified Parcel Map No. 16832A dated January 7, 2025.

15. **LEGAL NOTIFICATION.** Pursuant to County Code Sections 21.16.070 (Notice of Public Hearing) and 21.16.075 (Posting), staff provided proper public notice. On October 6, 2025, staff mailed 68 Notices of Public Hearing to property owners within a 1,000-foot radius of the Project Site, as identified in the County Assessor’s records, and to interested parties on the Soledad Zoned District Courtesy Mailing List. Notices were also published in the Acton/Agua Dulce News and posted on LA County Planning’s website.

**GENERAL PLAN CONSISTENCY FINDINGS**

16. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Area Plan, which designates the site CR. This designation supports limited, low-density commercial uses compatible with the surrounding rural community, including retail, restaurant, and office uses. While the Project is a request for an administrative removal of the never-constructed and utilized private driveways and fire lanes, the Project is not proposing anything commercial.

**17. GOALS AND POLICIES.** The Commission finds the Project consistent with the following policies of the Area Plan:

- **Policy LU 1.2:** Limit potential development in rural preserve areas through appropriate low-density land use designations.

The existing CR designation limits development to low-intensity rural commercial uses. While the Project scope is for the administrative removal of never constructed and utilized private driveways and fire lanes, any future proposal must conform to these limitations.

- **Policy LU 1.4:** Ensure sufficient lands for local commercial services to serve rural residents and provide employment opportunities.

The Project Site C-RU zoning allows low-intensity commercial uses consistent with the Area Plan, while the current request is limited to the removal of recorded, never constructed or utilized private driveways and fire lanes and does not propose new uses.

#### **ZONING CODE CONSISTENCY FINDINGS**

**18. PERMITTED USE IN ZONE.** While is a request to modify a recorded map to remove recorded never constructed or utilized private driveways and fire lanes, the Commission finds that the Project is consistent with the C-RU zoning classification, pursuant to County Code Section 22.24.030 (Land Use Regulations for Rural Zones). Any future development will be subject to compliance with applicable zoning and development standards.

**19. SUBDIVISION MAP ACT.** Pursuant to Government Code Section 66472.1 and County Code Section 21.52.030, a recorded parcel map may be modified to address changed circumstances when conditions of the map are no longer appropriate or necessary. Such modification may not impose additional burdens, alter property rights, or increase density. The requested modification satisfies these criteria. The removal of the recorded, but never constructed or utilized, private driveways and fire lanes addresses changed conditions, imposes no new burdens, and does not affect property rights or density.

#### **MODIFICATION TO A RECORDED MAP SPECIFIC FINDINGS**

**20.** This modified recorded map has been submitted as a Modification to a Recorded Map. As such, it is subject to the provisions of Chapter 21.52 (Modifications) of the County Code.

**21. The Commission finds that there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary.** The recorded locations of the private driveways and fire lanes were designed based on the building locations and access proposed at that time. However, the commercial buildings that were previously approved as part of a "lease only purposes" subdivision were never constructed. Since the buildings were never constructed, the recorded locations of the private driveways and fire lanes are no

longer required. Any future development will be required to provide internal access that meets County requirements.

22. **The Commission finds that the proposed modifications do not impose any additional burdens on the present fee owner of the property.** The proposed modification is an administrative correction to the recorded map and does not impose any additional burdens on the present fee owner of the property.
23. **The Commission finds that such modifications would not alter any right, title or interest in the real property.** The removal of the recorded locations of the never constructed or utilized private driveways and fire lanes would not alter any rights or interests in the real property.
24. **The Commission finds that the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising that are not under the control of the developer and which make it impossible to comply with certain conditions.** The modification results from technical and physical constraints that would otherwise limit future design flexibility.
25. **The Commission finds that the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map.** The modification request for the removal of the recorded locations of the never constructed or utilized private driveways and fire lanes does not increase density or the number of dwelling units.
26. **The Commission finds that the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans.** The Project is for the removal of the recorded location of never constructed or utilized private driveways and fire lanes for designs approved at the time of the recorded map. The map and its design remain consistent with the General Plan and Area Plan.
27. **The Commission finds that the site is physically suitable for the type and proposed density of the development.** The Project is a request to remove the recorded locations of never constructed or utilized private driveways and fire lanes, and does not request to change the density of the development.
28. **The Commission finds that the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements.** The Project does not request to make any changes to the public easements and will not cause any physical or environmental damage, as there is no physical removal of the recorded private driveways and fire lanes. The Project will administratively remove the locations of the recorded never constructed or utilized private driveways and fire lanes from the recorded map only.

**ENVIRONMENTAL FINDINGS**

29. The Commission finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15305 Class 5 Minor Alterations in Land Use Limitations, and the County environmental guidelines. A Class 5 exemption for minor alterations in land use limitations in areas with an average slope of less than 20 percent, which does not result in any changes in land use or density. The existing parcel does not contain slopes of more than 20 percent. The topography is relatively flat, and it is a vacant lot, and the administrative removal of the recorded location of never constructed or utilized private driveways and fire lanes that were never installed meets this exemption. The land use, zoning, and maximum allowable density will not change. The property is permitted for commercial use according to the Area Plan. The Project is not located within a particularly sensitive area such as an SEA or Hillside Management Area. The Project is not on a list maintained by the California Department of Toxic Substance Control and the Regional Water Quality Control Board, and there are no scenic highways or biological resources, hazardous waste sites mapped, and/or registered historic resources in the immediate areas. There are no exceptions to the exemption, and the Project is categorically exempt.

**ADMINISTRATIVE FINDINGS**

30. **PUBLIC MEETINGS.** One public meeting was held on November 19, 2025.

31. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision in this matter is at LA County Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:**

- A. There are changes in circumstances which make any or all of the conditions or the design of such map no longer appropriate or necessary; and
- B. The proposed modifications do not impose any additional burdens on the present fee owner of the property; and
- C. Such modifications would not alter any right, title or interest in the real property; and
- D. The modifications requested result from either physical problems associated with the development of the site or technical difficulties arising, which are not under the control of the developer, and which make it impossible to comply with certain conditions; and
- E. The modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map; and

- F. The proposed map and the design of the improvements of the proposed subdivision are consistent with applicable general and specific plans; and
- G. The site is physically suitable for the type and proposed density of the development; and
- H. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems or conflicts with public easements; and

**THEREFORE, THE REGIONAL PLANNING COMMISSION:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15305 (Class 5, Minor Land Alterations in Land Use Limitations) categorical exemptions.
2. Approves **MODIFICATION TO RECORDED PARCEL MAP NO. 16832A (RPPL2024001660)**, subject to the attached conditions.

**ACTION DATE: November 19, 2025**

JH:EGA:ML  
11/06/2025

LOS ANGELES COUNTY  
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL  
PROJECT NO. PRJ2024-001108  
MODIFICATION TO RECORDED PARCEL MAP NO. 16832A (RPPL2024001660)

**PROJECT DESCRIPTION**

The project consists of a modification to Recorded Parcel Map No. 16832A to administratively remove the recorded locations of never constructed and utilized private driveways and fire lanes on the existing vacant parcel. The approval is subject to the following conditions:

**GENERAL CONDITIONS**

1. **Subdivider.** Unless otherwise apparent from the context, the term “Subdivider” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County (“County”) Department of Regional Planning (“LA County Planning”) their affidavit stating that they are aware of and agree to accept all of the conditions of this grant. Notwithstanding the foregoing, this Condition No. 2 and Conditions Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County’s action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** The Subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of

defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.

- A. If, during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - B. At the sole discretion of the Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).
7. **Expiration. The Modification to Recorded Parcel Map No. 16832A** approval shall not expire, as the final action will be determined by the County Department of Public Works ("Public Works").
  8. **Conditions Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
  9. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
  10. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
  11. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of Public Works to the satisfaction of said department.
  12. **Compliance with County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject

property, unless specifically modified by this grant, as set forth in these conditions, including the approved Modification to a Recorded Map.

13. **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

#### **Modification to a Recorded Parcel Map**

14. **Grant.** This grant authorizes Modification to Recorded Map as depicted on the Modified Parcel Map No. 16832A dated January 7, 2025.
15. **Recommended Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports dated January 7, 2025 consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, and Public Health.
16. The requested modification to administratively remove the recorded locations of never constructed and utilized private driveways and fire lanes shall be granted. The Subdivider shall submit an Amending Map or a Certification of Correction to the County Engineer, as determined by and to the satisfaction of Public Works.

#### **Attachments:**

Exhibit D-1 Subdivision Committee Report, pages 1-20



The following report consisting of 8 pages are the recommendations of Public Works. The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 2/2

PARCEL MAP 16832A (Rev.) (MOD.)/FORMERLY PARCEL MAP 16832

TENTATIVE MAP DATED 1/7/2025

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office, unless the final parcel map is waived by the Advisory Agency.
9. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
10. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
11. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Justin Soo Hoo

Phone (626) 458-4921

Date 2/13/2025

PM16832-Rev1-RPPL2024001660

A handwritten signature in black ink, appearing to read 'JSH'.

PCA LX001129 / A863  
EPIC LA RPPL2024001660  
Telephone: (626) 458-4925

Los Angeles County Public Works  
Geotechnical and Materials Engineering Division  
**GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**  
900 S. Fremont Avenue, Alhambra, CA 91803

Tentative Tract / Parcel Map	<u>16832</u>	Tentative Map Dated	<u>01/07/2025</u>	Parent Tract	<u>---</u>
Grading By Subdivider? [N] (Y or N)	<u>---</u> yd <sup>3</sup>	Location	<u>Acton</u>		
Geologist	<u>---</u>	Subdivider	<u>Cornerstone Engineering</u>		
Soils Engineer	<u>---</u>	Engineer/Arch.	<u>Cornerstone Engineering</u>		

**Review of:**

Geologic Report(s) Dated: ---  
Soils Engineering Report(s) Dated: ---  
Geotechnical Report(s) Dated: ---  
References: ---

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT**

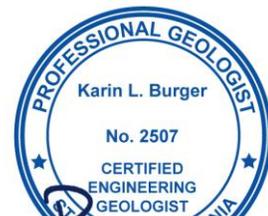
**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.
- Geotechnical report(s) may be required prior to approval of grading or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

Prepared by

*Byron McConnell*

Byron McConnell  
Geotechnical Section



*Karin Burger*

Karin Burger  
Engineering Geology Section

Date 2/13/2025

1. Approval of this map pertaining to grading is recommended without conditions since no grading improvements are proposed.



900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
WWW.DPW.LACOUNTY.GOV

**PARCEL NO.:** 16832

**TENTATIVE MAP DATE:** 01/07/2025

**HYDROLOGY UNIT CONDITIONS OF APPROVAL**

Approval to drainage is recommended with no drainage conditions.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

Review by:   
Alex Mikhailpoor

Date: 02/06/2025 Phone: (626) 458-4921

It is recommended that this revised tentative map is cleared by Road Unit with no condition. This recommendation is based upon information that is available concerning the subject property; Modification to revise a private drive and fire lane. The relocated private and fire lane on-site shall be approved by Fire Department.

Please note that street improvement conditions will be required when the site plan of prospected commercial project is submitted for review and approval.

Prepared by Pemaneh N Abaghi<sup>PA</sup> Phone (626) 979-5417  
pm16832r

Date 02-12-2025



**LAND DEVELOPMENT DIVISION  
SEWER UNIT**

**PARCEL MAP NO.: 16832**

**TENTATIVE MAP DATED 01-07-2025**

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Approved without conditions. There are no existing public sewer facilities within proximity of the project and the applicant proposes to use private sewer systems. The use and installation of a private sewage system (septic system) must be approved by the Department of Public Health (DPH). Please call or email Land Use Program (626) 430-5380 or [dlanduse@ph.lacounty.gov](mailto:dlanduse@ph.lacounty.gov) for additional information and requirements.

*MT*  
Prepared by Mike Tran  
Pm16832-rev2.doc

Phone (626) 458-4921

Date 02-12-2025

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – WATER  
PARCEL MAP NO. 16832

Page 1/1

TENTATIVE MAP DATED 01-07-2025

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Approved without conditions. The relocated private and fire lane on-site shall be approved by Fire Department.

Name: Pemaneh N Abaghi<sup>PA</sup>  
pm16832w

Phone (626) 979-5417

Date 02-12-2025



# COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit  
5823 Rickenbacker Road  
Commerce, CA 90040  
Telephone (323) 890-4243, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2024001660 PROJECT NUMBER: PM16832  
CITY/COMMUNITY: Acton STATUS: Cleared  
PROJECT ADDRESS: 3927 Sierra Highway DATE: 02/21/2025  
Acton, CA 93510

---

## CONDITIONS

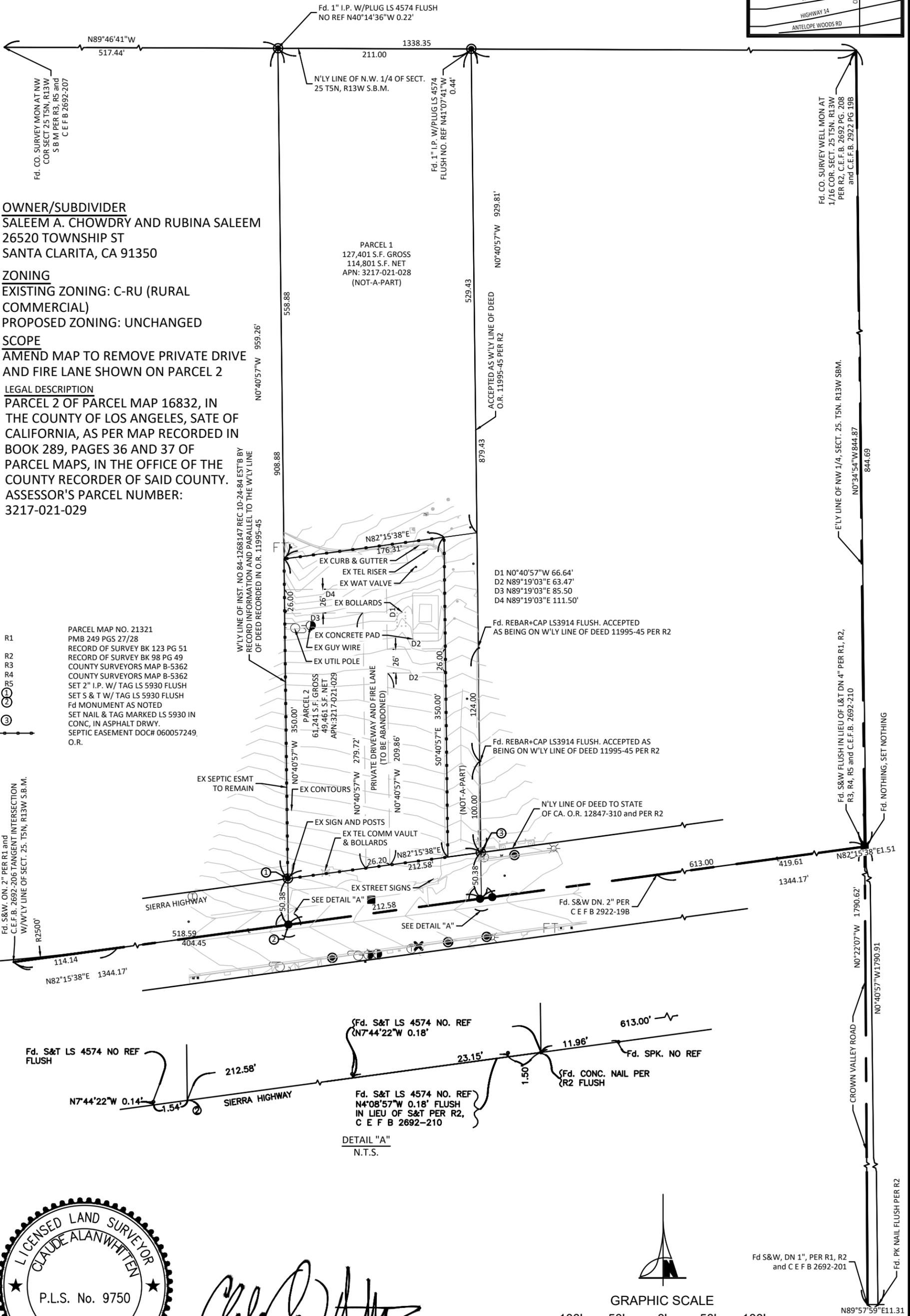
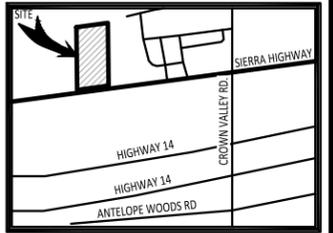
1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.
2. On-site access and water system requirements will be determined with the development of Lot 2.
3. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A final approved "Fuel Modification Plan" is required prior to building permit issuance. Fire Code 4908.1. Please contact the Department's Fuel Modification Unit for details. They may be reached at (626) 969-5205 or [ForestryFuelModification@fire.lacounty.gov](mailto:ForestryFuelModification@fire.lacounty.gov). Additional information on Fuel Modification Plan is available at: <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or [Wally.Collins@fire.lacounty.gov](mailto:Wally.Collins@fire.lacounty.gov).

Reviewed by:

MINOR LAND DIVISION  
 PARCEL MAP 16832A  
 (MODIFICATION TO RECORDED PARCEL MAP 16832)  
 LOCATED IN THE UNINCORPORATED TERRITORY OF  
 THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

VICINITY MAP  
 N.T.S.



**OWNER/SUBDIVIDER**  
 SALEEM A. CHOWDRY AND RUBINA SALEEM  
 26520 TOWNSHIP ST  
 SANTA CLARITA, CA 91350

**ZONING**  
 EXISTING ZONING: C-RU (RURAL  
 COMMERCIAL)  
 PROPOSED ZONING: UNCHANGED

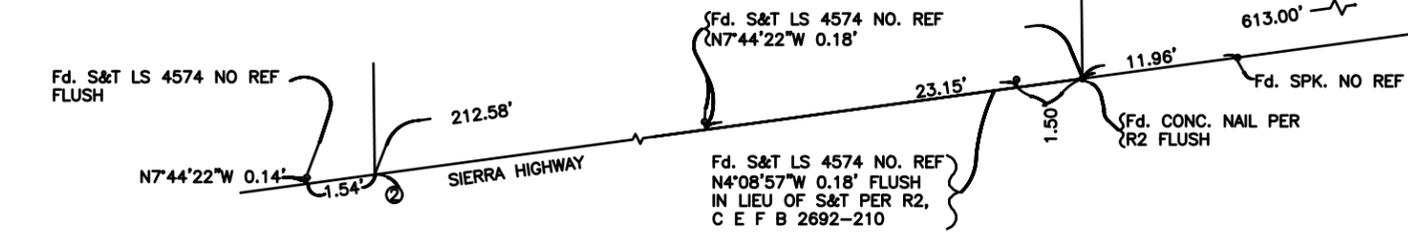
**SCOPE**  
 AMEND MAP TO REMOVE PRIVATE DRIVE  
 AND FIRE LANE SHOWN ON PARCEL 2

**LEGAL DESCRIPTION**  
 PARCEL 2 OF PARCEL MAP 16832, IN  
 THE COUNTY OF LOS ANGELES, STATE OF  
 CALIFORNIA, AS PER MAP RECORDED IN  
 BOOK 289, PAGES 36 AND 37 OF  
 PARCEL MAPS, IN THE OFFICE OF THE  
 COUNTY RECORDER OF SAID COUNTY.  
 ASSESSOR'S PARCEL NUMBER:  
 3217-021-029

PARCEL MAP NO. 21321  
 PMB 249 PGS 27/28  
 RECORD OF SURVEY BK 123 PG 51  
 RECORD OF SURVEY BK 98 PG 49  
 COUNTY SURVEYORS MAP B-5362  
 COUNTY SURVEYORS MAP B-5362  
 SET 2" I.P. W/ TAG LS 5930 FLUSH  
 SET S & T W/ TAG LS 5930 FLUSH  
 Fd MONUMENT AS NOTED  
 SET NAIL & TAG MARKED LS 5930 IN  
 CONC. IN ASPHALT DRWY.  
 SEPTIC EASEMENT DOC# 060057249,  
 O.R.

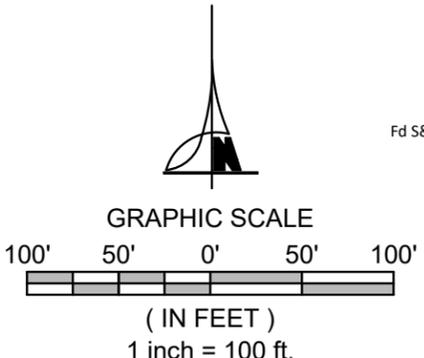
R1  
 R2  
 R3  
 R4  
 R5  
 R6

Fd. S&W, ON 2" PER R1 and  
 C.E.F.B. 2692-206 TANGENT INTERSECTION  
 W/W'LY LINE OF SECT. 25, T5N, R13W S.B.M.  
 R2500'



*Claude Alan Whitten*  
 CLAUDE ALAN WHITTEN, PLS. NO. 9750

08/21/2024  
 DATE



Fd S&W, DN 1", PER R1, R2  
 and C E F B 2692-201  
 Fd. PK NAIL FLUSH PER R2  
 N89°57'59"E 111.31'



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION REPORT**



Tentative Map # **16832**  
Park Planning Area # **43B**

DRP Map Date: **01/07/2025** SCM Date:  
CSD: **ACTON CSD**

Report Date: **02/13/2025**  
Map Type: **Tentative Map - Parcel -  
Revised**

Total Units  = Proposed Units  + Exempt Units

**Park land obligation in acres or in-lieu fees:**

ACRES:	<b>0.00</b>
IN-LIEU FEES:	<b>\$0</b>

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

**This project is exempt from the park obligation requirements because:**

**Trails:**

See also attached Trail Report

**Comments:**

**For further information or to schedule an appointment to make an in-lieu fee payment:**

Please contact Loretta Quach at [lquach@parks.lacounty.gov](mailto:lquach@parks.lacounty.gov) or (626) 588-5305  
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*  
Loretta Quach, Departmental Facilities Planner I



**LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION  
PARK OBLIGATION WORKSHEET**



Tentative Map # **16832**  
Park Planning Area # **43B**

DRP Map Date: **01/07/2025** SCM Date:  
CSD: **ACTON CSD**

Report Date: **02/13/2025**  
Map Type: **Tentative Map - Parcel -  
Revised**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030)\text{ Ratio} \times (U)\text{nits} = (X)\text{ acres obligation}$$

$$(X)\text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

- Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

Park Planning Area = **43B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	<b>2.94</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. < 5 Units	<b>2.43</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
M.F. >= 5 Units	<b>2.14</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Mobile Units	<b>2.87</b>	<b>0.0030</b>	<b>0</b>	<b>0.00</b>
Exempt Units			<b>0</b>	<b>0.00</b>
<b>TOTAL</b>			<b>0</b>	<b>0.00</b>

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.00	\$62,881	<b>\$0</b>

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
<b>Total Provided Acre Credit:</b>				<b>0.00</b>

Acre Obligation	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.00	0.00	\$62,881	<b>\$0</b>



COUNTY OF LOS ANGELES  
DEPARTMENT OF PARKS AND RECREATION

*"Parks Make Life Better!"*

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

February 6, 2025

TO: Michelle Lynch, Senior Regional Planner  
Department of Regional Planning  
Land Divisions Section

FROM: Michelle O'Connor, Trails Section Head   
Department of Parks and Recreation  
Planning Division

SUBJECT: TRAIL REVIEW OF REVISED TENTATIVE PARCEL MAP (TPM)  
NO. 16832 LOCATED ON APN 3217- 021- 029

**NOTICE OF TRAIL CONDITIONS**

The Department of Parks and Recreation (DPR) has completed the review of the revised TPM NO. 16832 received by Regional Planning on January 7, 2025.

The project is in the DPR Acton Park Service Area and within the project boundary is a future segment of the County of Los Angeles, Board of Supervisors-Adopted Vasquez Loop Multiuse (equestrian, hiking and mountain biking) Regional Trail.

The revised map is approved with the following conditions:

**1. Multiuse trail easement:**

- a. The twelve-foot (12') wide multi-use trail easement shall be dedicated to the County of Los Angeles at final map recordation to provide public trail access in perpetuity.
- b. Show the trail alignment on tentative and final map and denote: "Twelve-foot-wide trail easement to be dedicated to the County of Los Angeles for multiuse (equestrian, hiking, and mountain biking) trail purposes."
- c. Denote on tentative map a section-view detail A-A with dimensions for Sierra Highway right-of-way, slope easement (if any), twelve-foot (12') wide multiuse trail easement, fencing each side of trail, and out-slope of trail at 2% to 5% towards Sierra Highway.

## 2. Trail Construction:

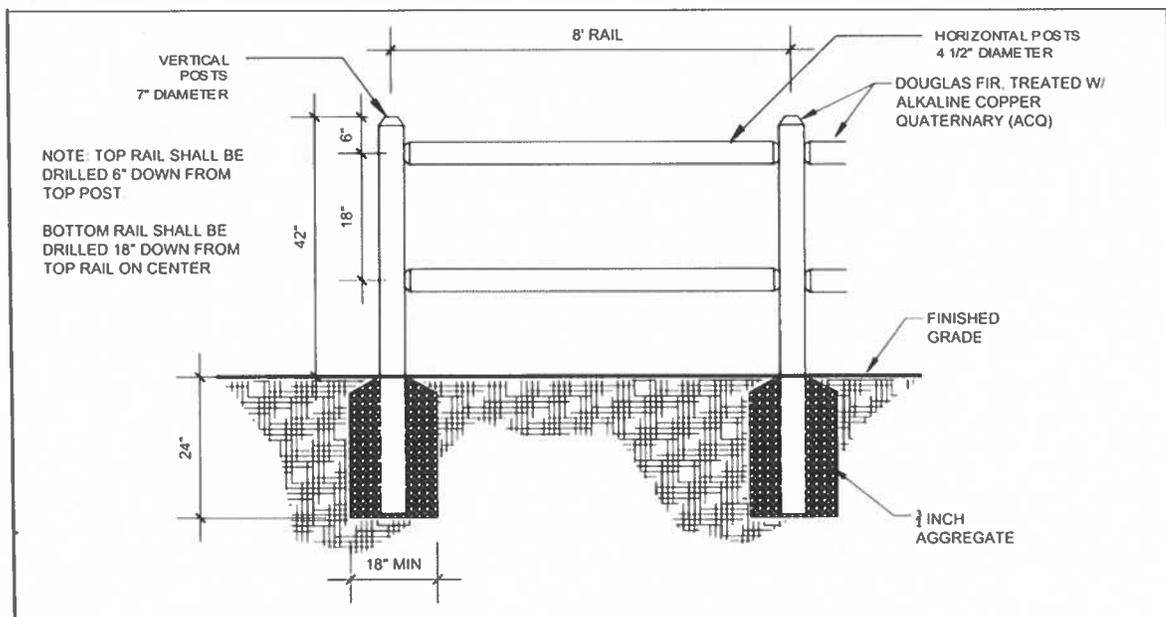
- a. Graded and compacted natural soil to minimum eight (8') foot width at 2% to 5% cross-slope grade towards Sierra Highway for proper water sheeting.
- b. Free from structures or any at-grade impediments, that would impede public trail access.
- c. Contiguous to north side of Sierra Highway right-of-way and slope easement, if any.

## 3. Vehicle Driveway(s):

- a. If concrete, provide a bush-hammer rough finish same width of multiuse trail easement.

4. **Provide Lodgepole Safety Fencing:** Per view shown below, install pine posts (each side of trail) treated with Alkaline Copper Quaternary (ACQ) wood preservative. Vertical posts are five and one-half (5 1/2') in length by seven-inch (7") diameter. The posts have two (2) holes at eighteen inches (18") on center and top rail is six inches (6") from post top to the centerline of rail hole. The rails are also ACQ treated, and they are eight feet (8') in length by four and one-half inches (4 1/2") in diameter with beveled ends. The posts are installed forty-two inches (42") above grade and minimum twenty-four inches (24") below grade. Posts are set in three-quarter inch (3/4") aggregate base layer at eighteen inches (18") deep with four inches (4") of compacted earth as top layer.

### Lodgepole Fence Detail



Michelle Lynch  
February 6, 2025  
Page 3

For trail-related questions contact Robert Ettleman, Trail Planner  
by e-mail at [rettleman@parks.lacounty.gov](mailto:rettleman@parks.lacounty.gov).

MO:RE:ev

c: Parks and Recreation: (S. Woods, R. Ettleman, L. Quach)



**BARBARA FERRER, Ph.D., M.P.H., M.Ed.**  
Director

**MUNTU DAVIS, M.D., M.P.H.**  
County Health Officer

**ANISH P. MAHAJAN, M.D., M.S., M.P.H.**  
Chief Deputy Director

**NICHOLE QUICK, M.D., M.P.H.**  
Deputy Director for Health Protection

**LIZA FRIAS, REHS**  
Director of Environmental Health

**SCOTT ABBOTT, REHS, M.P.A.**  
Assistant Director of Environmental Health

5050 Commerce Drive  
Baldwin Park, California 91706  
TEL (626) 430-5374 • FAX (626) 813-3000

[www.publichealth.lacounty.gov/eh/](http://www.publichealth.lacounty.gov/eh/)

February 24, 2025

TO: Joshua Huntington  
Supervising Regional Planner  
Department of Regional Planning

Attention: Michelle Lynch

FROM: Charlene Contreras *ccg*  
Director, Community Protection Branch  
Department of Public Health

**SUBJECT: TENTATIVE MAP - PARCEL  
CASE: RPPL2024001660  
PROJECT: PM16832  
3927 SIERRA HIGHWAY ACTON CA 93510**

Thank you for the opportunity to review the application and project for the subject property. The project proposes to revise the private driveway and fire lane location as shown on Parcel Map No. 16832, as the proposed site plan layout has changed.

The applicant shall abide by the requirements contained in Title 12, Section 12.08, Noise Control Ordinance for the County of Los Angeles. During soil excavation and grading activities, the contractor should apply dust control measures to reduce exposure to fungal spores like *Coccidioides Immitis*, which can cause Valley Fever.

- Public Health conditions for this project have been met as of the date of this letter. Public Health recommends clearance of the aforementioned project.

**BOARD OF SUPERVISORS**

**Hilda L. Solis**  
First District

**Holly J. Mitchell**  
Second District

**Lindsey P. Horvath**  
Third District

**Janice Hahn**  
Fourth District

**Kathryn Barger**  
Fifth District

Joshua Huntington

February 24, 2025

Page 2 of 2

- Public Health **DOES NOT** recommend clearance of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency clearance:

For questions regarding above comments, please contact Makkaphoeum Em, Environmental Hygiene Program at (626) 430-5201 or [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov).

If you have any other questions or require additional information, please contact Veronica Aranda of Public Health, Land Use Liaison at (626) 430-5201 or [varanda@ph.lacounty.gov](mailto:varanda@ph.lacounty.gov).

CC:va

DPH\_CLEARED\_3927 SIERRA HIGHWAY ACTON CA 93510\_RPPL2024001660\_02.24.2025



# CORNERSTONE

## ENGINEERS ♦ ADVISORS

Bringing Solutions and Light

September 11, 2025

File: 428-19-00

Michelle Lynch  
Los Angeles County  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012  
(213) 974-6433

**RE: PM 16832A – Burden of Proof**

Michelle,

Please see below for the narrative that substantiates the need for the removal of the private driveway and fire lanes on the existing Parcel Map Number 16832.

1. That there are changes in circumstances which make any or all of the conditions or the design of such a map no longer appropriate or necessary  
*CEI Response: The initial map was recorded as part of a Lease Map Subdivision. At that time the private driveway and fire lane were required by the Regional Planning Commission. This was done in May of 1993. The project at the time and the proposed development was not finalized. There have since been changes and additional requirements for the development that have made the existing private driveway and fire lane no longer feasible. In order to develop the property, the map requires modification and removal of the private driveway and fire lane before proceeding.*
2. That the proposed modifications do not impose any additional burdens on the present fee owner of the property  
*CEI Response: The modifications do not negatively affect the owner of the current or neighboring property on the map. The changes will allow development to proceed. The other parcel on the existing map has its own access and is not affected by the proposed development.*
3. That such modifications would not alter any right, title or interest in the real property  
*CEI Response: The removal of the private driveway and fire lane do not change any right, title, or interest in the property. This item on the map was a requirement at the time for recordation and a condition of approval. Removing it is a step in the process developing the property.*
4. That the modifications requested result from either physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer, and which make it impossible to comply with certain conditions

- CEI Response:* The previously intended and accepted plot plan was no longer feasible with current development standards and code requirements. The future proposed development has been updated, and the existing configuration of the private driveway and fire lane is in conflict. Removal of the private driveway and fire lane is required.
5. That the modifications requested do not result in an increased number of dwelling units or a greater density than the recorded map  
*CEI Response:* The requested changes do not result in an increased number of dwelling units. The intended future development reduces the density.
6. That the proposed map and the design and improvements of the proposed subdivision are consistent with applicable general and specific plans  
*CEI Response:* The proposed map and future improvements fall in line with the current general and specific plan and fit with the existing characteristics surrounding the site. Similar commercial development has been done in the neighboring area.
7. That the site is physically suitable for the type and proposed density of the development  
*CEI Response:* The site is suitable for the intended future development. The site characteristics do not hinder the property for development. Slopes, soil, and availability of utilities are suitable for development.
8. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or serious public health problems, or conflict with public easements  
*CEI Response:* The design of the development will not cause any damage or pose health problems. The site design will follow all required standards and codes for the safety and protection of the public. All existing easements have been accommodated in the site design. All future required easements will be accommodated in the final site design and site plan review.

If you have any questions, please contact me at (661) 325-9474, Ext. 241 or at [jlq@cornerstoneeng.com](mailto:jlq@cornerstoneeng.com).

Sincerely,



Jorge L. Garcia, PE  
Cornerstone Engineering, Inc.  
AZ PE 78233

## PROPOSED ENVIRONMENTAL DETERMINATION

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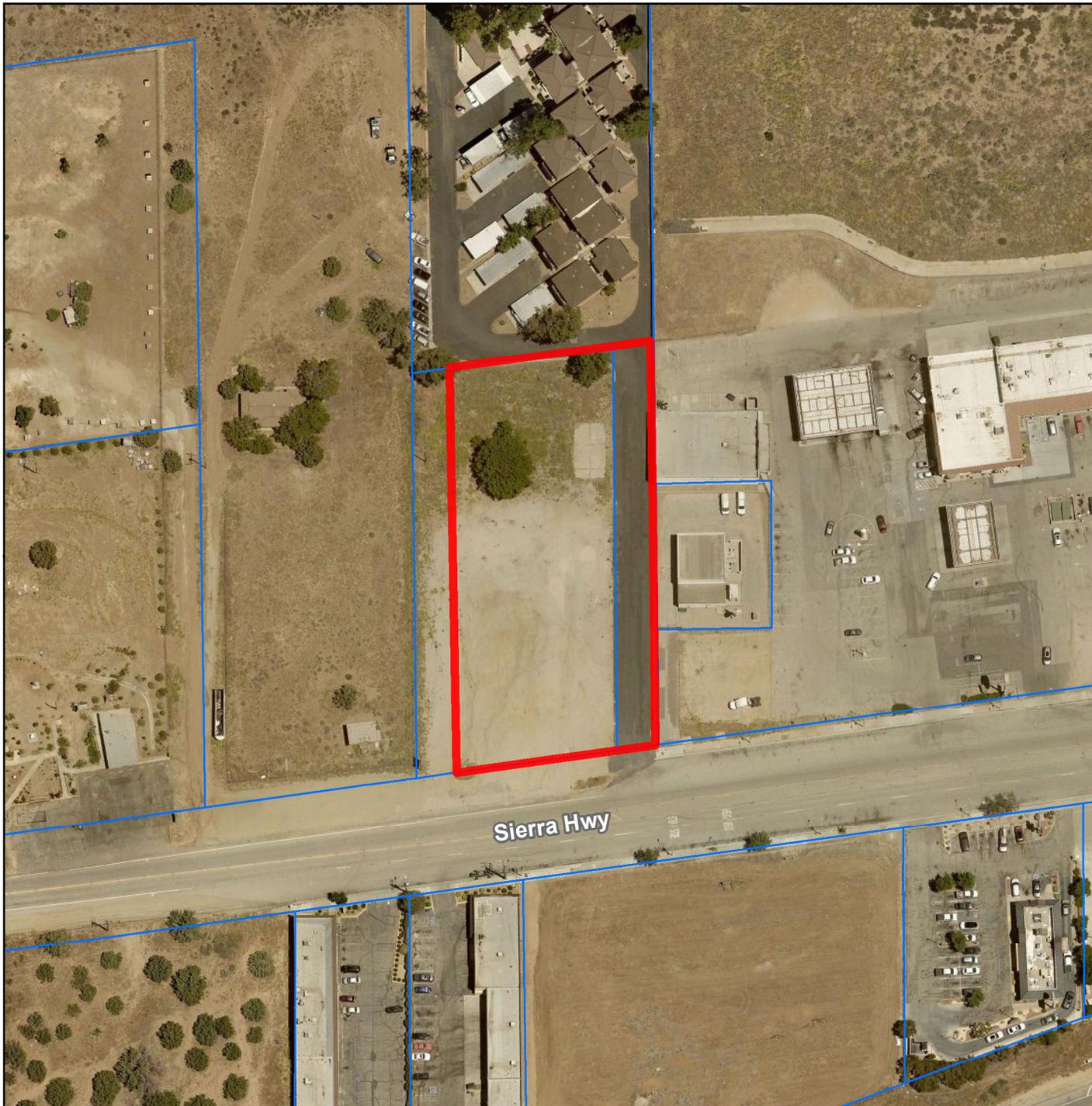
**DETERMINATION DATE:** October 19, 2025  
**PROJECT NUMBER:** PRJ2024-001108  
**PERMIT NUMBER:** Modification to Recorded Parcel Map No. 16832A  
**SUPERVISORIAL DISTRICT:** 5  
**PROJECT LOCATION:** Assessor Parcel Map Number (“APN”) 3217-021-029,  
Acton, Soledad Zoned District  
**OWNER:** Saleem Choudry and Rubina Saleem  
**APPLICANT:** Jorge Garcia  
**CASE PLANNER:** Michelle Lynch, Principal Planner  
mlynch@planning.lacounty.gov

---

Los Angeles County (“County”) completed an initial review of the above-referenced project. Based on the examination of the project proposal and the supporting materials submitted with the application, the County has determined that a Categorical Exemption is the appropriate form of environmental documentation under the California Environmental Quality Act (CEQA) and the County’s CEQA Guidelines.

County staff determined that the project qualifies for a Categorical Exemption pursuant to Section 15305, Class 5 (Minor Alterations in Land Use Limitations), which applies to projects involving minor alterations in land use limitations in areas with an average slope of less than 20 percent that do not result in any changes in land use or density. The subject parcel is relatively flat, contains no slopes exceeding 20 percent, and remains vacant. The request involves the administrative removal of recorded, never constructed, and utilized private driveways and fire lanes, and therefore constitutes a minor administrative modification consistent with the provisions of this exemption.

The proposed modification will not alter the maximum allowable land use or density. The parcel is designated for low-density commercial uses under the Antelope Valley Area Plan. The project site is not located within a particularly sensitive area, such as a Significant Ecological Area (SEA) or Hillside Management Area. Additionally, the site does not appear on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous waste sites) maintained by the California Department of Toxic Substances Control or the Regional Water Quality Control Board. There are no designated scenic highways, mapped biological resources, or registered historic resources in the immediate vicinity. Based on the foregoing analysis, County staff concludes that no exceptions to the Categorical Exemption apply, and the project is therefore Categorically Exempt from CEQA pursuant to Section 15305, Class 5.



# AERIAL IMAGERY

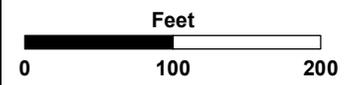
## SITE-SPECIFIC MAP

PROJECT NO. PRJ2024-001105

PM RPPL2024001660

Digital Ortho Aerial Imagery:  
Los Angeles Region Imagery  
Acquisition Consortium (LARIAC)  
2024

Sierra Hwy



LA COUNTY  
**PLANNING**

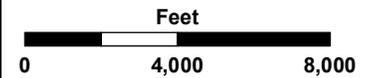
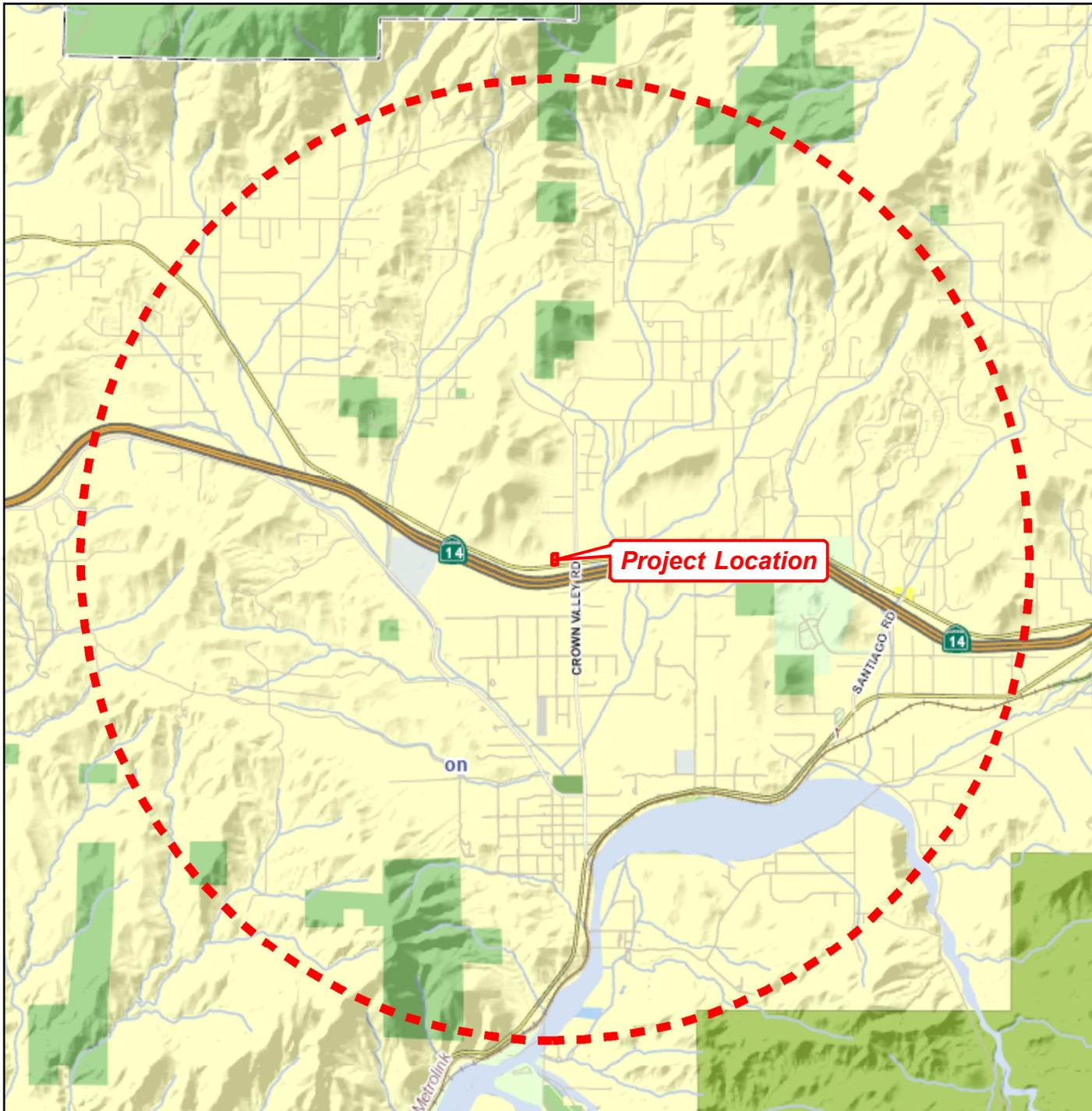
LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012

# 3-MILE RADIUS

## LOCATOR MAP

PROJECT NO. PRJ2024-001105

PM RPPL2024001660



LA COUNTY  
**PLANNING**

LOS ANGELES COUNTY  
Dept. of Regional Planning  
320 W. Temple Street  
Los Angeles, CA 90012



# PARCEL MAP NO. 16832

IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

99-547816  
99-1547816

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER SECTION 25 TOWNSHIP 5 NORTH, RANGE 13 WEST,  
SAN BERNARDINO MERIDIAN.

FILED  
AT REQUEST OF OWNER  
AUG 17 1999  
01 MIN  
PAST 30M

IN BOOK 289  
AT PAGE 36-37  
OF PARCEL MAPS  
LOS ANGELES COUNTY, CA

Registrar/Recorder/County Clerk

BY Ronald N. Koester  
Deputy

FEE \$ 11.00 +  
\$ 2.00 D.A. Fee

Map & Grant

### OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. AS A DEDICATION TO PUBLIC USE, WHILE ALL OF SIERRA HIGHWAY WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

SIERRA VIEW, LTD., A CALIFORNIA LIMITED PARTNERSHIP, OWNER

William Willard  
WILLIAM R. WILLARD, GENERAL PARTNER

Peter R. Clemens  
PETER R. CLEMENS, GENERAL PARTNER

### ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SIERRA VIEW, LTD., ON JULY 1, 1997. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE. THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "SET" ARE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS.

Ronald N. Koester  
RON KOESTER L.S. 5930  
CRC ENTERPRISES



STATE OF OREGON ) S.S.  
COUNTY OF Cook

ON Nov 18, 1997 BEFORE ME, Sandra C. Norris  
PERSONALLY APPEARED WILLIAM R. WILLARD, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sandra C. Norris  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Oct. 14, 2000  
MY PLACE OF BUSINESS IS Cook COUNTY.



### SIGNATURE OMISSIONS

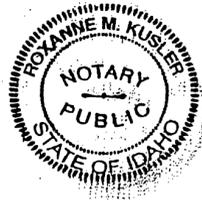
THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, AS DISCLOSED BY DEED RECORDED MARCH 13, 1957 AS INSTRUMENT NO. 3579 IN BOOK 53909, PAGE 170 AND AS DISCLOSED BY DEED RECORDED APRIL 3, 1985 AS INSTRUMENT NO. 85-365259, ALL OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a) 3A (I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.  
SOUTHERN CALIFORNIA GAS COMPANY, PUBLIC UTILITY EASEMENT HOLDER

PUBLIC UTILITY EASEMENT HOLDER

STATE OF IDAHO ) S.S.  
COUNTY OF Boone

ON Nov 21, 1997 BEFORE ME, Roxanne M. Kusler  
PERSONALLY APPEARED PETER R. CLEMENS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Roxanne M. Kusler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-26-03  
MY PLACE OF BUSINESS IS Boone COUNTY.



### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 82° 15' 38" EAST BEING THE CENTERLINE OF SIERRA HIGHWAY, 100' WIDE AS SHOWN ON PARCEL MAP NO 21321, PARCEL MAP BOOK 249, PAGES 27 AND 28.

NOTE: THREE BUILDINGS AND APPURTENANT STRUCTURES, BUILT IN COMPLIANCE WITH LOCAL BUILDING ORDINANCES, ARE PERMITTED ON PARCEL 2 FOR LEASE PURPOSES ONLY.

FOR GRADING AND CORRECTIVE WORK REQUIREMENTS FOR THE ACCESS AND BUILDING AREAS, REFER TO THE GEOTECHNICAL REPORTS BY G.C. MASTERMAN & ASSOCIATES, INC. DATED 11/ 10/ 92; 1/ 25/ 93; AND 2/ 8/ 93.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER

DATED: 8-17-99 BY Ronald N. Koester  
Deputy

STATE OF CALIFORNIA ) S.S.  
COUNTY OF Los Angeles

ON March 31, 1999 BEFORE ME, Patty Contreras  
PERSONALLY APPEARED Gregory S. Peterson

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

Patty Contreras  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: March 29, 2000  
MY PLACE OF BUSINESS IS Los Angeles COUNTY.



WILLIAM R. WILLARD, AS TRUSTEE OF THE CHARLES R. WILLARD TRUST, BENEFICIARY, UNDER DEED OF TRUST RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-176781, OF OFFICIAL RECORDS:

William Willard  
WILLIAM R. WILLARD, TRUSTEE

STATE OF OREGON ) S.S.  
COUNTY OF Cook

ON Nov 18, 1997 BEFORE ME, Sandra C. Norris  
PERSONALLY APPEARED WILLIAM R. WILLARD, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sandra C. Norris  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Oct. 14, 2000  
MY PLACE OF BUSINESS IS Cook COUNTY.



HOME SAVINGS OF AMERICA, FSB, A FEDERAL SAVINGS BANK, SUCCESSOR IN INTEREST BY MERGER TO COAST FEDERAL BANK, FEDERAL SAVINGS BANK, FORMERLY KNOWN AS COAST SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, BENEFICIARY, UNDER DEED OF TRUST RECORDED JUNE 27, 1986 AS INSTRUMENT NO. 86-812855,

OFFICIAL RECORDS  
Gregory S. Peterson  
VICE - PRESIDENT  
GREGORY S. PETERSON

Tim S. Glasset  
SECRETARY  
TIM S. GLASSETT

CERTIFICATE OF ACCEPTANCE  
THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED UNDER AUTHORITY OF TITLE 21 OF THE LOS ANGELES COUNTY CODE ADOPTED BY THE BOARD OF SUPERVISORS OF SAID COUNTY AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

COUNTY ENGINEER  
DATE: 8-17-99 BY Ronald N. Koester  
DEPUTY



STATE OF CALIFORNIA ) S.S.  
COUNTY OF Los Angeles

ON March 31, 1999 BEFORE ME, DIANA VELOZ  
PERSONALLY APPEARED TIM S. GLASSETT

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

Diana Veloz  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Nov. 12, 1999  
MY PLACE OF BUSINESS IS Los Angeles COUNTY.



SCALE 1" = 60'

# PARCEL MAP NO. 16832

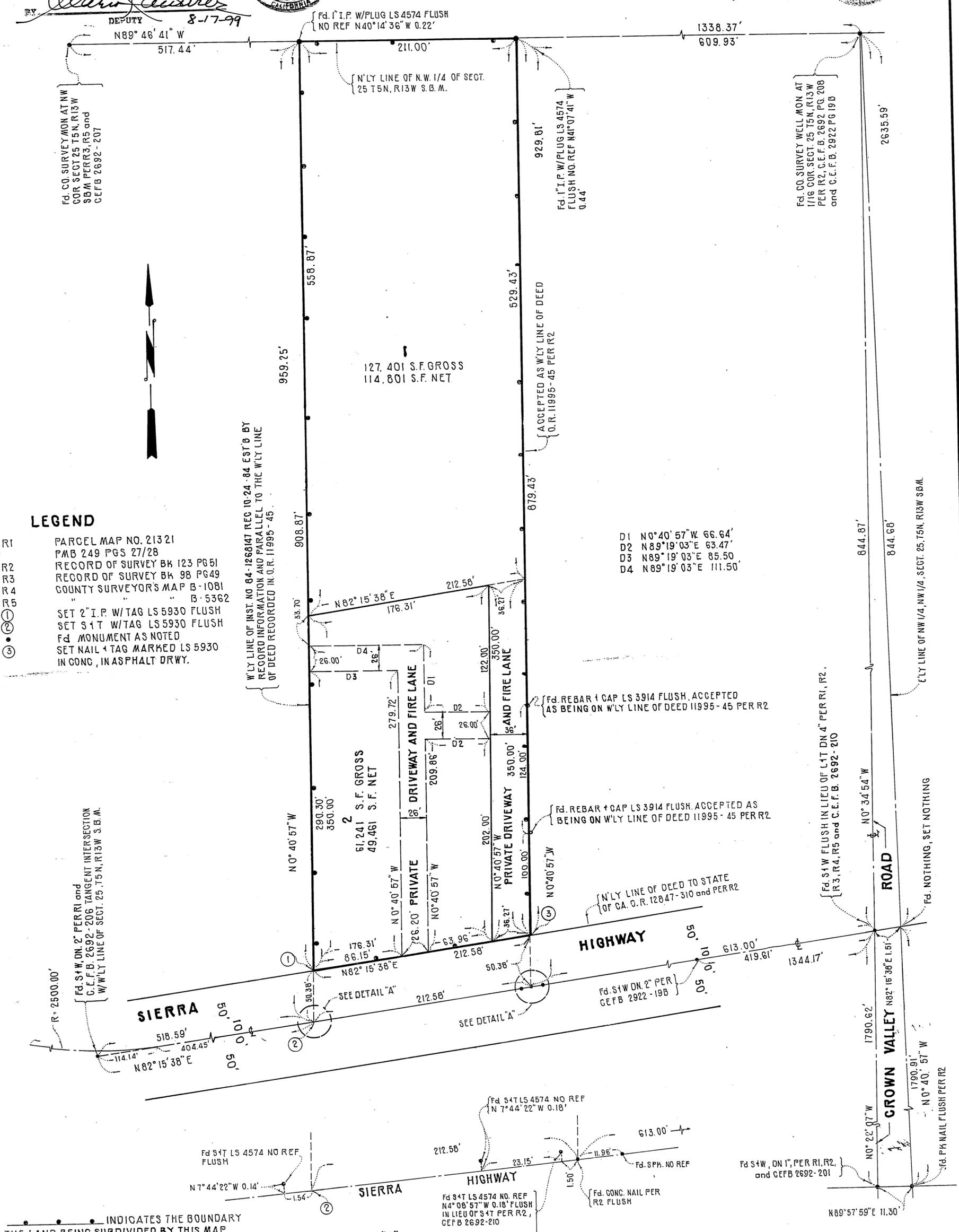
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF  
12,300.00 HAS BEEN FILED WITH THE  
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES  
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE  
LAND SHOWN ON MAP OF TRACT NO. / PARCEL MAP NO.  
16832 AS REQUIRED BY LAW.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN  
FILED AND THAT ALL RECORDS HAVE BEEN MADE THAT ARE  
REQUIRED UNDER THE PROVISIONS OF SECTIONS 26402  
AND 26493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD  
OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES STATE OF CALIFORNIA  
BY Clara Acvires  
DEPUTY 8-17-99

EXECUTIVE OFFICER-CLERK OF THE BOARD  
OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES STATE OF CALIFORNIA  
BY Clara Acvires  
DEPUTY 8-17-99



### LEGEND

- R1 PARCEL MAP NO. 21321
- R2 PMB 249 PGS 27/28
- R3 RECORD OF SURVEY BK 123 PG 61
- R4 RECORD OF SURVEY BK 98 PG 49
- R5 COUNTY SURVEYOR'S MAP B-1081
- ① B-5362
- ② SET 2" I.P. W/TAG LS 5930 FLUSH
- ③ SET 3" I.P. W/TAG LS 5930 FLUSH
- ④ Fd MONUMENT AS NOTED
- ⑤ SET NAIL + TAG MARKED LS 5930
- IN CONC. IN ASPHALT DRWY.

- D1 N0°40'57"W 66.64'
- D2 N89°19'03"E 63.47'
- D3 N89°19'03"E 85.50'
- D4 N89°19'03"E 111.50'

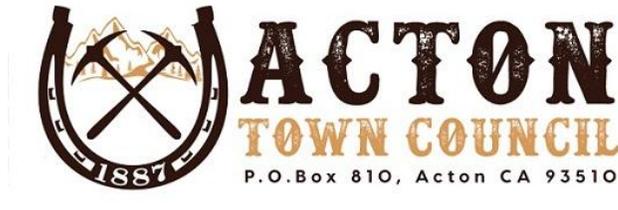
DETAIL "A"  
N. T. S.

INDICATES THE BOUNDARY  
OF THE LAND BEING SUBDIVIDED BY THIS MAP

1214







Michelle Lynch,  
Principal Planner, Subdivisions  
Department of Regional Planning  
320 West Temple Street  
Los Angeles, CA 90012

July 7, 2025

Electronic Transmission of three (3) pages & two (2) exhibits to:  
[mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov)

Subject: Acton Town Council concerns with proposed Modifications to PM 16832.

Reference: RPPL2024001660, PRJ2024-001108, Final Recorded Map 16832.

The Acton Town Council has learned that the referenced project involving a modification to a recorded map to remove “drive lanes”/“fire lanes” from the Final Map recorded for Subdivision No. 16832 has been cleared for hearing (though the hearing date has not yet been announced). The Acton Town Council is very grateful that the Modified Parcel Map 16832 has been conditioned with the equestrian trail that we requested in our letter to you that was sent on April 6, 2023 (provided in Exhibit 1). However, many other substantial concerns we raised remain unaddressed in the various subdivision committee reports and staff communications that we recently received in response to a “Public Records Act” request. The purpose of this letter is to further enumerate our concerns with the referenced project and to ask that these concerns be addressed before the project goes to hearing.

**Changes to PM 16832 that the Developer Wishes to Make Cannot be Accomplished by Modifying Parcel Map 16832.**

As we commented 2 years ago, alterations to Recorded Final Maps are subject to restrictions imposed by the Subdivision Map Act and Section 21.52.030 of the County Code which permit modifications only under specific and unique circumstances. The referenced Project does not meet any of these circumstances. For example, there are no physical conditions on the project site that prevent the developer from proceeding with the “Lease Subdivision” project precisely as it was approved with PM 16832.

Additionally, there have been no “changes in circumstances” that have occurred since PM 16832 was recorded in 1999 which make the fire lanes and “lease subdivision” restrictions on PM 16832 no longer appropriate or necessary.

In short, the only way that the “Lease Subdivision” restrictions on PM 16832 can be eliminated for the purposes of developing a large gas station, fast food business, and convenience store is if the developer applies for a new and unrestricted subdivision.

**The Environmental Effects of the Whole “Project” Must be Addressed.**

Regional Planning has decided that, for purposes of compliance with the California Environmental Quality Act (CEQA), the “project” under consideration consists solely of the removal of drive lanes from recorded Final Map 16832. As if to emphasize this limited project description, Regional Planning directed the developer to omit from the Modified Parcel Map any reference to the gas station, fast food, and convenience store businesses that will be constructed after PM 16832 is Modified. The Acton town Council understands that this directive stems from Section 21.48.040 of the County Code which does not require extensive development information for minor land divisions.

However, the Acton Town Council notes that the most recent version of Modified Parcel Map 16832 we have reviewed (dated February 12, 2025 and provided in Exhibit B) is missing key information required by Section 21.48.040. For instance, this most recent map indicates that the property slopes downward from north to south and the west side in particular experiences a 25 foot drop from the north end to the south end. Obviously, extensive grading will be required on the site in order to develop “pads” to accommodate the proposed 16 pump gas station *and* the convenience store *and* the fast food business. Accordingly, Section 21.48.040.J of the County Code requires Modified Parcel Map 16832 to properly reflect all the grading that will be done on the project site to accommodate these uses. Because Modified Parcel Map 16832 does not show all proposed grading on the site, it does not comport with 21.48.040.J and therefore cannot proceed to hearing. Additionally, Modified Parcel Map 16832 identifies a 12 foot trail easement along the southern edge of the parcel (which the Acton Town Council greatly appreciates). Accordingly, Section 21.48.040.P of the County Code requires the map to depict the cross section of this trail as well as the cross sections of all driveways, drive lanes, and alleys that will be developed on the site for the gas station, convenience store, and fast food businesses after Modified Parcel Map 16832 is recorded. Because the most recent version of Modified Parcel Map 16832 does not show these cross sections, it does not comport with 21.48.040.P and therefore cannot proceed to hearing.

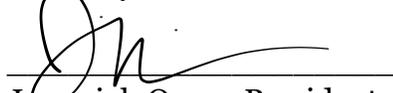
Equally important, CEQA compels the County to consider the environmental impacts of the “whole” project and not just address individual project elements that are before the County at any given moment. The County is aware that the developer is pursuing a Modification to PM 16832 solely for the purpose of converting the underlying retail/office “lease subdivision” use to an unrestricted commercial use involving a large gas station, a convenience store, and a fast food business. Accordingly, CEQA demands that the County

consider both the PM 16832 Modification AND the large gas station, convenience store, and fast food development as a single “whole” project and assess the environmental impacts of this “whole” project.

Despite this clear CEQA mandate, Regional Planning has chosen to omit the gas station, convenience store, and fast food business from the CEQA review of the PM 16832 Modification and just consider the environmental impacts of removing the drive lanes from PM 16832. And, based on this limited project description, Regional Planning has concluded that the Categorical Exemption provided by CEQA Guidelines Section 15305 applies and that no environmental review is warranted. According to communications that the Acton Town Council has reviewed, it appears that Regional Planning intends to defer consideration of the environmental impacts of the gas station, convenience store, and fast food development that will be facilitated by the PM 16832 Modification to a later time and that, if such a development is later deemed to be “ministerial”, no environmental analysis will be conducted at all. All of this violates CEQA’s prohibition on “piecemealing” in which a lead agency sidesteps its environmental review obligation for a large project by breaking it up into smaller pieces and then processing individual CEQA exemptions for each small piece. CEQA compels the County to address the environmental impacts of the whole PM 16832 Modification “Project” by analyzing the impacts of not only removing the drive lanes from PM 16832, but also the impacts of removing the “lease purposes” development restrictions on PM 16832 as well as the impacts of constructing and operating a gas station, convenience store, and fast food business on the site. These impacts include, but are not limited to, water quality (given that no sewer systems serve the project area), noise, trash, and traffic. Additionally, CEQA compels Regional Planning to address the extent to which the whole “Project” is consistent with adopted County Plans, including the Antelope Valley Area Plan which expressly prohibits freeway-serving and commuter-serving uses such as the gas station, fast food, and convenience store businesses that are driving the PM 16832 Modification. In short, Regional Planning’s environmental analysis of the pending PM 16832 Modification is substantially deficient and facially violates CEQA.

The Acton Town Council welcomes the opportunity to discuss these concerns with you.

Sincerely;



---

Jeremiah Owen, President  
The Acton Town Council

cc: Kathryn Barger, 5<sup>th</sup> District Supervisor [[kathryn@bos.lacounty.gov](mailto:kathryn@bos.lacounty.gov)]  
Charles Bostwick, Field Supervisor to Supervisor Barger [[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)]

**EXHIBIT A**

**ACTON TOWN COUNCIL  
LETTER APRIL 6, 2023.**



April 6, 2023

Ms. Michelle Lynch  
Senior Planner, Subdivisions  
320 West Temple Street, 13th Floor  
Los Angeles, California 90012  
Electronic Transmission of seven (7) pages to:  
[mlynch@planning.lacounty.gov](mailto:mlynch@planning.lacounty.gov)

Subject: Acton Town Council Comments on the “One Stop” Recommendations Made By County Staff Pursuant to Proposed Modifications to a Final Subdivision Map Under Project Number RPPL2022012554.

Reference: “Subdivisions One-Stop Summary” Report Dated December 15, 2022.  
Final Parcel Map No 16832

Dear Ms. Lynch;

The Acton Town Council appreciates your assistance in obtaining a copy of the referenced Summary Report prepared for Project Number RPPL2022012554 and we respectfully request that you accept the following comments that have been prepared pursuant thereto. We understand that Project RPPL2022012554 consists of proposed modifications to a final subdivision map that was recorded in 1999 as Parcel Map 16832 (“PM 16832”) and that the modifications are proposed because the Project Applicant does not wish to develop the office/retail “Lease Project” that was approved with PM 16832 and instead wishes to construct a new 8-pump gas station, fast food, and convenience store development. We have reviewed the Summary Report and also discussed the proposed project at the community meeting convened on March 20, 2023. During the discussion, a number of concerns were raised. and it was deemed prudent to communicate these concerns to you so that you are aware of the “local perspective” on this project. For simplicity and brevity, the concerns enumerated below are presented in a “list” format but more detailed comments can be provided upon request. The Acton Town Council respectfully requests that these comments be incorporated into the record of the proposed subdivision project.

*The Proposed Project will require a New Environmental Review*

The project site is a single lot that consists of parcel 2 which was created when Parcel Map 16832 was filed on August 17, 1999 in Map book 289 page 36 (Attachment 1). According to DRP records, the tentative map was approved by the Department of Regional Planning on May 25, 1993 (Attachment 2) based on the following conditions:

- Parcel 2 was created for lease purposes (Attachment 2) and included several separate buildings; as such, it was a “Lease Project” as that term is defined in County Code Section 21.08.090
- The land use designation assigned to Parcel 2 pursuant to the 1986 Antelope Valley Area Plan is “Community Commercial” (Attachment 2).
- Parcel 2 was created and approved for office/retail uses and configured to accommodate 1 parking spot per 400 square feet of office/retail space (Attachment 3).

The land use analysis and environmental review of Parcel 2 that was conducted by DRP before approving Map 16832 was based entirely on the fundamental assumption that “Community Commercial”<sup>1</sup> uses and **only** “Community Commercial” uses would be developed on the property; that is why the final map is configured with driving lanes. Now however, the developer does not intend to provide the community-focussed, low intensity office and retail uses that were committed to when the subdivision was approved; instead, the developer intends to construct a large freeway serving gas station, fast food restaurant, and convenience store (Attachments 4 and 5). The summary report further indicates that parcel 2 will not be used for the “Lease Project” that was approved in 1993 and for which parcel 2 was created. These constitute “substantial changes” to the project which will result in new and potentially significant environmental effects (such as traffic, noise, safety, air quality, etc.) that were analyzed when the subdivision was approved in 1993; these also constitute “substantial changes” in the circumstances under which Parcel 2 will now be developed. Therefore, and consistent with Section 15162 of Title 14 of the California Code of Regulations, a new review pursuant to the California Environmental Quality Act (“CEQA”) is required.

*The Tentative Parcel Map is Required to Depict all the Structures and Improvements that Are Proposed for the Project Site.*

The Summary Report establishes that the “project” is to make certain revisions to a recorded final map (PM 16832) and that the developer will prepare a tentative parcel map; additionally, Page 2 directs that “The parcel map will not depict any structures.

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<sup>1</sup> The Antelope Valley Area Plan adopted in 1986 explicitly defines “Community Commercial” land uses as uses that “serve several adjoining neighborhoods” and typically consist of low intensity retail uses such as “drug stores, small clothing stores, shoe stores, jewelry stores, specialty shops” etc. More importantly, the 1986 AV Area Plan clearly distinguishes “Community Commercial” uses from “Highway Oriented Commercial Uses” such as gas stations and cafes that are intended to serve the traveling public [Page VI-6 of the 1986 AV Area Plan].

This will be for the modification only. Once the map has been approved by the Regional Planning Commission, then the project must be submitted to the county engineer as an amending engineer as an amending map or certificate of correction, as determined by DPW.” The direction provided in the summary report is ill-informed. The CEQA analysis that will be conducted for the project must analyze the impacts resulting from the “whole” of the proposed action [Guidelines 15003(h)]; this means that the CEQA analysis must assess the impacts of the proposed map revisions *as well as* the impacts caused by the development that will ensue as a result from the approved map revisions. In other words, CEQA does not permit the County to just consider the proposed revisions to PM 16832; this is particularly true given that the sole purpose of the proposed revisions is to enable the applicant to develop a high intensity, freeway-serving, gas station/fast food/convenience store project. Therefore, the tentative map must depict the gas station/fast food/convenience store uses that will be developed on the site if the proposed revisions to PM 16832 are approved because that is the only way that the CEQA analysis will properly consider the “whole” project. Furthermore, the tentative parcel map must show all the design elements and improvements that are proposed on the site because they are necessary for the County to make the finding required under Sections 21.52.030(G)(6) and 21.52.030(G)(8) of the County Code. Finally, the tentative map must depict the locations and dimensions of all impervious surface areas to ensure that the project is designed with sufficient stormwater capture/infiltration facilities and does not increase stormwater flows onto adjacent properties or contribute to further flooding problems in downtown Acton.

*The Proposed Modifications to Parcel 2 of PM 16832 Cannot Be Processed Via a Certificate of Correction or an Amending Map.*

The Summary Report establishes that the County intends to process the developer’s requested modifications to PM 16832 via either a “Certificate of Correction” or an “Amending Map” (see page 2). Such actions are governed by the California Subdivision Map Act (“The Act”) which establishes very limited circumstances under which the County can use a “Certificate of Correction” or an “Amending Map” to revise a final map; notably, none of these circumstances set forth in the Act are presented by the proposed modifications for PM 16832 and as such, the County is precluded from processing the developer’s proposed modifications via either a “Certificate of Correction” or an “Amending Map”. For instance, Section 66472.1 of the Act authorizes modifications to a final map only if such modifications are authorized by local ordinance **and** the local agency finds that there are changes in circumstances which make any or all of the conditions of the map no longer appropriate or necessary. The modifications proposed for PM 16832 do not meet this threshold for several reasons. First, the applicable “local ordinance” provisions are found in Section 21.52.030 of the County Code, and they only permit modifications when there are “physical problems associated with the development of the site or technical difficulties arising which are not under the control of the developer and which make it impossible to comply with certain conditions” [Section 21.52.030(G)(4)]; these circumstances do not exist. Specifically, there are no “physical problems” posed by parcel 2 which prevent development of the

“Lease Project” that was approved for PM 16832 and no “technical difficulties” pertaining to Parcel 2 have arisen that are out of the developers control and which make it impossible to develop the “Lease Project” approved with PM 16832; in fact, the only thing that is preventing the developer from constructing the “Lease Project” for which the subdivision was approved is the developer’s own desire to construct an entirely different “Non-Lease Project”. So, the standard imposed by 21.52.030(G)(4) for approving modifications to a final map cannot be met. Second, 21.52.030(G)(6) requires that the proposed changes to PM 16832 be consistent with applicable general and specific plans; this standard cannot be met because the heavily trafficked, high-intensity, freeway-dependent gas station, fast food, and convenience store uses that will result from the proposed changes to PM 16832 are intrinsically inconsistent with adopted County Plans<sup>2</sup>. Finally, there have been no “changes in circumstances” that have occurred to make any of the “Lease Project” conditions under which PM16832 was approved either inappropriate or unnecessary; to the contrary, the driveways identified on the final map which the developer intends to eliminate are in fact both necessary and appropriate for the “Lease Project” for which PM 16832 was approved. The mere fact that a developer does not wish to construct the “Lease Project” for which PM 16832 was approved does not constitute a “change in circumstance” and it certainly does not render the approved “Lease Project” conditions either inappropriate or unnecessary.

Furthermore, Section 66469 of the Government Code restricts the circumstances under which a final map can be amended by a “Certificate of Correction” or an “Amending Map” to only those actions that are necessary to:

- Correct an error in any course or distance shown on the final map.
- Show any course or distance that was omitted from the final map.
- Correct an error in the description of real property shown on the map.
- Indicate monuments set after the death, disability, retirement from practice, or replacement of the engineer or surveyor charged responsible for setting monuments.
- Show the proper location or character of any monument which has been changed in location or character.
- Correct any additional information that was filed or recorded simultaneously with the final map as described in Section 66434.2 of the Map Act.
- Correct any other type of map error or omission that is approved by the County Surveyor.

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<sup>2</sup> The Antelope Valley Area Plan explicitly restricts commercial development on the project site to only “low-intensity local commercial uses that serve community residents” [COMM 3-4] and it establishes that the purpose of new commercial uses is to serve local residents, not freeway commuters [LU-7]. It further establishes that the intent of “Rural Commercial” lands is to provide “limited, low-intensity commercial uses that are compatible with rural and agricultural activities”. The project is facially inconsistent with all of these Plan provisions because the freeway serving gas station, fast food, and convenience market uses which the developer intends to construct are high intensity and intrinsically incompatible with rural/agricultural activities.

None of these circumstances are embodied in the proposed project because the developer is not seeking to **correct** PM 16832; to the contrary, the developer seeks to **fundamentally alter** PM 16832 by eliminating the entire “Lease Project” for which PM16832 was approved. For all the reasons set forth above, the modifications to PM 16832 that are proposed by the developer do not qualify for consideration under the Map Act and as such, the County is not permitted to revise PM 16832 with either a “Certificate of Correction” or an “Amending Map”. The only path that is available to the applicant to secure the requested changes is to initiate an entirely new subdivision process.

*Recommendations by The Department of Public Works Omit the Requisite Traffic Study Requirement and Are Inconsistent with the Antelope Valley Area Plan.*

According to Page 4 of the Summary Report, the Department of Public Works (“DPW”) recommends site improvements such as curbs, gutters, sidewalks, and streetlights; this is inconsistent with the adopted Antelope Valley Area Plan. To correct this, the project must be conditioned to 1) comply with adopted rural roadway standards; 2) require that all new buildings on the project site “shall be linked to surrounding rural town areas through trails and pedestrian routes”; and 3) require all pedestrian paths to utilize “permeable pavement”; this will ensure compliance with the Antelope Valley Area Plan [see page COMM-4]. In other words, every building constructed onsite must be connected to a pedestrian pathway AND a separate equestrian trail. Furthermore, DPW failed to recommend the preparation of a traffic study. A traffic study is mandatory because the proposed revisions to PM 16832 will eliminate the low intensity, community serving office/retail “Lease Project” for which PM 16832 was approved and replace it with high-intensity, freeway-serving gas station/fast food/convenience store uses that will generate heavy traffic patterns which differ substantially from what was originally contemplated for the “Lease Project” approved with PM 16832. Most importantly, the County must prepare a traffic signal warrant analysis for the development that will ensue if the proposed revisions to PM 16832 are approved; this is essential to assessing the public safety impacts of the project and determining whether traffic signals are warranted. If the development either warrants a traffic signal or increases an extant need for a traffic signal, then both the development and the proposed revisions to PM 16832 must be denied due to inconsistencies with the Antelope Valley Area Plan [see page COMM-4].

*The Department of Parks and Recreation Failed to Condition the Project with an Equestrian Trail.*

The Acton Town Council was substantially disappointed to note that recommendations made by the Department of Parks and Recreation did not include an equestrian trail even though the Summary document clearly shows that the project lies on a mapped regional trail alignment [see page 9]. This is a substantial omission which must be corrected. It is further pointed out that the Acton Community Standards District mandates that proposals for trail easements “shall be developed and considered in conjunction with each land division” [see County Code Section 22.302.060 (J)].

Because the “project” is a land division activity, it must comply with the subdivision provisions of the Acton Community Standards District.

*The Department of Public Health Failed to Address the Lack of Sewer Facilities on the Project Site.*

The Acton Town Council was stunned to note that comments offered by the Department of Public Health did not even consider the fact that the project site is not served by a municipal sewer system and that the project will require at least one “package” onsite wastewater treatment system. More importantly, to protect the local groundwater resources that Acton residents rely on for their domestic water supply, the Health Department must also require the installation of multiple monitoring wells and ensure that the packaged wastewater treatment system meets tertiary standards. The Health Department should also have addressed the fact that such systems have high failure rates in the project area<sup>3</sup> and thus pose a significant risk to groundwater, particularly when they are used to serve restaurants; this is because restaurant grease traps are ineffective<sup>4</sup>. The Health Department should have also acknowledged that the project area already has 3 existing gas station and that the gas station that will be developed if the project is approved is substantially larger than all of them;<sup>5</sup> thus, it poses additional risks to local groundwater supplies.

Conclusions

As set forth above, the Acton Town Council is substantially concerned by the recommendations that were provided to the project applicant pursuant to the referenced project; we are also concerned by the County’s stated intent to process the proposed modifications to PM 16832 via either a “Certificate of Correction” or an “Amending Map” because this would directly violate the Subdivision Map Act and the County Code. Equally important, by processing the proposed modifications to PM 16832 as a “stand alone project” that is separate and distinct from any development which will ensue once the map is amended, the County will fail to consider the “whole project” and thus act in direct violation of CEQA. Finally, if a traffic study is not prepared for the project, then the County will lack the data and information necessary to support a finding that the project complies with adopted County Plans; by extension, no such finding can be made.

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<sup>3</sup> The project is located near the intersection of Crown Valley Road and Sierra Highway, and in that area, the package treatment systems that were installed for the 76 gas station, the MacDonalds fast food business , the Shell gas station/Subway fast food business, and the Don Chato restaurant all failed.

<sup>4</sup> Package treatment systems serving restaurants often fail because restaurant grease traps are ineffective; they are ineffective because the hot water that restaurants use for sanitizing purposes tends to maintain grease in a liquid state; thus, it passes through the trap and accumulates in the boxes and even in the leach fields.

<sup>5</sup> The developer intends to install *eight* two sided pumps which is twice as many as what is located at the 76 station and the Arco Station; it is also much larger than the Shell Station which only has six two sided pumps.

Please contact the Acton Town Council to discuss any of the matters raised herein; we can be reached at [atc@actontowncouncil.org](mailto:atc@actontowncouncil.org) . To ensure that our comments are disseminated as much as possible, they will be distributed to all the County Staff identified in the Summary Report.

Sincerely;



---

Jeremiah Owen, President  
The Acton Town Council

Cc: Toan Duong [tduong@dpw.lacounty.gov](mailto:tduong@dpw.lacounty.gov)  
Wally Collins [wcollins@fire.lacounty.gov](mailto:wcollins@fire.lacounty.gov)  
Loretta Quach [lquach@parks.lacounty.gov](mailto:lquach@parks.lacounty.gov)  
Makkaphoeum Em [mem@ph.lacounty.gov](mailto:mem@ph.lacounty.gov)  
Anish Saraiya, Planning/Public Works Deputy for Supervisor Barger [[ASaraiya@bos.lacounty.gov](mailto:ASaraiya@bos.lacounty.gov)]  
Donna Termeer, 5<sup>th</sup> District Field Deputy [[DTermeer@bos.lacounty.gov](mailto:DTermeer@bos.lacounty.gov)]  
Chuck Bostwick, 5<sup>th</sup> District Assistant Field Deputy [[CBostwick@bos.lacounty.gov](mailto:CBostwick@bos.lacounty.gov)]

# PARCEL MAP NO. 16832

IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

99-547816  
99-1547816

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER SECTION 25 TOWNSHIP 5 NORTH, RANGE 13 WEST,  
SAN BERNARDINO MERIDIAN.

FILED  
AT REQUEST OF OWNER  
AUG 17 1999  
01 MIN PAST 3PM

IN BOOK 289  
AT PAGE 36-37  
OF PARCEL MAPS  
LOS ANGELES COUNTY, CA

Registrar/Recorder/County Clerk

BY Ronald D. Androzek  
Deputy

FEE \$ 11.00  
\$ 2.00 - D.A. Fee

Map & Grant

### OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. AS A DEDICATION TO PUBLIC USE, WHILE ALL OF SIERRA HIGHWAY WITHIN OR ADJACENT TO THIS SUBDIVISION REMAINS A PUBLIC STREET, WE HEREBY GRANT TO THE COUNTY OF LOS ANGELES THE RIGHT TO RESTRICT DIRECT VEHICULAR INGRESS AND EGRESS TO THE SAID STREET. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

SIERRA VIEW, LTD., A CALIFORNIA LIMITED PARTNERSHIP, OWNER

William Willard  
WILLIAM R. WILLARD, GENERAL PARTNER

Peter R. Clemens  
PETER R. CLEMENS, GENERAL PARTNER

### ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SIERRA VIEW, LTD., ON JULY 1, 1997. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE. THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT TIE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "SET" ARE ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS.

Ronald N. Koester  
RON KOESTER L.S. 5930  
CRC ENTERPRISES



STATE OF OREGON ) S.S.  
COUNTY OF Cook

ON Nov 18, 1997 BEFORE ME, Sandra C. Norris  
PERSONALLY APPEARED WILLIAM R. WILLARD, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sandra C. Norris  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Oct. 14, 2000  
MY PLACE OF BUSINESS IS Cook COUNTY.



### SIGNATURE OMISSIONS

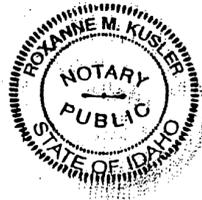
THE SIGNATURES OF SOUTHERN CALIFORNIA EDISON COMPANY, AS DISCLOSED BY DEED RECORDED MARCH 13, 1957 AS INSTRUMENT NO. 3579 IN BOOK 53909, PAGE 170 AND AS DISCLOSED BY DEED RECORDED APRIL 3, 1985 AS INSTRUMENT NO. 85-365259, ALL OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(a) 3A (I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.  
SOUTHERN CALIFORNIA GAS COMPANY, PUBLIC UTILITY EASEMENT HOLDER

PUBLIC UTILITY EASEMENT HOLDER

STATE OF IDAHO ) S.S.  
COUNTY OF Boone

ON Nov 21, 1997 BEFORE ME, Roxanne M. Kusler  
PERSONALLY APPEARED PETER R. CLEMENS, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Roxanne M. Kusler  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10-26-03  
MY PLACE OF BUSINESS IS Boone COUNTY.



### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 82° 15' 38" EAST BEING THE CENTERLINE OF SIERRA HIGHWAY, 100' WIDE AS SHOWN ON PARCEL MAP NO 21321, PARCEL MAP BOOK 249, PAGES 27 AND 28.

NOTE: THREE BUILDINGS AND APPURTENANT STRUCTURES, BUILT IN COMPLIANCE WITH LOCAL BUILDING ORDINANCES, ARE PERMITTED ON PARCEL 2 FOR LEASE PURPOSES ONLY.

FOR GRADING AND CORRECTIVE WORK REQUIREMENTS FOR THE ACCESS AND BUILDING AREAS, REFER TO THE GEOTECHNICAL REPORTS BY G.C. MASTERMAN & ASSOCIATES, INC. DATED 11/ 10/ 92; 1/ 25/ 93; AND 2/ 8/ 93.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF STATE LAW AND LOCAL SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

COUNTY ENGINEER

DATED: 8-17-99 BY Ronald D. Androzek  
Deputy

STATE OF CALIFORNIA ) S.S.  
COUNTY OF Los Angeles

ON March 31, 1999 BEFORE ME, Patty Contreras  
PERSONALLY APPEARED Gregory S. Peterson  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

Patty Contreras  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: March 29, 2000  
MY PLACE OF BUSINESS IS Los Angeles COUNTY.



WILLIAM R. WILLARD, AS TRUSTEE OF THE CHARLES R. WILLARD TRUST, BENEFICIARY, UNDER DEED OF TRUST RECORDED FEBRUARY 3, 1997 AS INSTRUMENT NO. 97-176781, OF OFFICIAL RECORDS:

William Willard  
WILLIAM R. WILLARD, TRUSTEE

STATE OF OREGON ) S.S.  
COUNTY OF Cook

ON Nov 18, 1997 BEFORE ME, Sandra C. Norris  
PERSONALLY APPEARED WILLIAM R. WILLARD, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

Sandra C. Norris  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Oct. 14, 2000  
MY PLACE OF BUSINESS IS Cook COUNTY.



HOME SAVINGS OF AMERICA, FSB, A FEDERAL SAVINGS BANK, SUCCESSOR IN INTEREST BY MERGER TO COAST FEDERAL BANK, FEDERAL SAVINGS BANK, FORMERLY KNOWN AS COAST SAVINGS AND LOAN ASSOCIATION, A CALIFORNIA CORPORATION, BENEFICIARY, UNDER DEED OF TRUST RECORDED JUNE 27, 1986 AS INSTRUMENT NO. 86-812855,

Gregory S. Peterson  
VICE - PRESIDENT  
GREGORY S. PETERSON

Tim S. Glassett  
SECRETARY  
TIM S. GLASSETT

CERTIFICATE OF ACCEPTANCE  
THIS IS TO CERTIFY THAT THE INTEREST IN REAL PROPERTY CONVEYED BY THE WITHIN DEDICATION OR GRANT TO THE COUNTY OF LOS ANGELES, A GOVERNMENTAL AGENCY, IS HEREBY ACCEPTED UNDER AUTHORITY OF TITLE 21 OF THE LOS ANGELES COUNTY CODE ADOPTED BY THE BOARD OF SUPERVISORS OF SAID COUNTY AND THE GRANTEE CONSENTS TO THE RECORDATION THEREOF BY ITS AUTHORIZED OFFICER.

COUNTY ENGINEER  
DATE: 8-17-99 BY Ronald D. Androzek  
Deputy



STATE OF CALIFORNIA ) S.S.  
COUNTY OF Los Angeles

ON March 31, 1999 BEFORE ME, DIANA VELOZ  
PERSONALLY APPEARED TIM S. GLASSETT  
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED THE SAME IN HIS/HER/ITS/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ITS/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

Diana Veloz  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Nov. 12, 1999  
MY PLACE OF BUSINESS IS Los Angeles COUNTY.



SCALE 1" = 60'

# PARCEL MAP NO. 16832

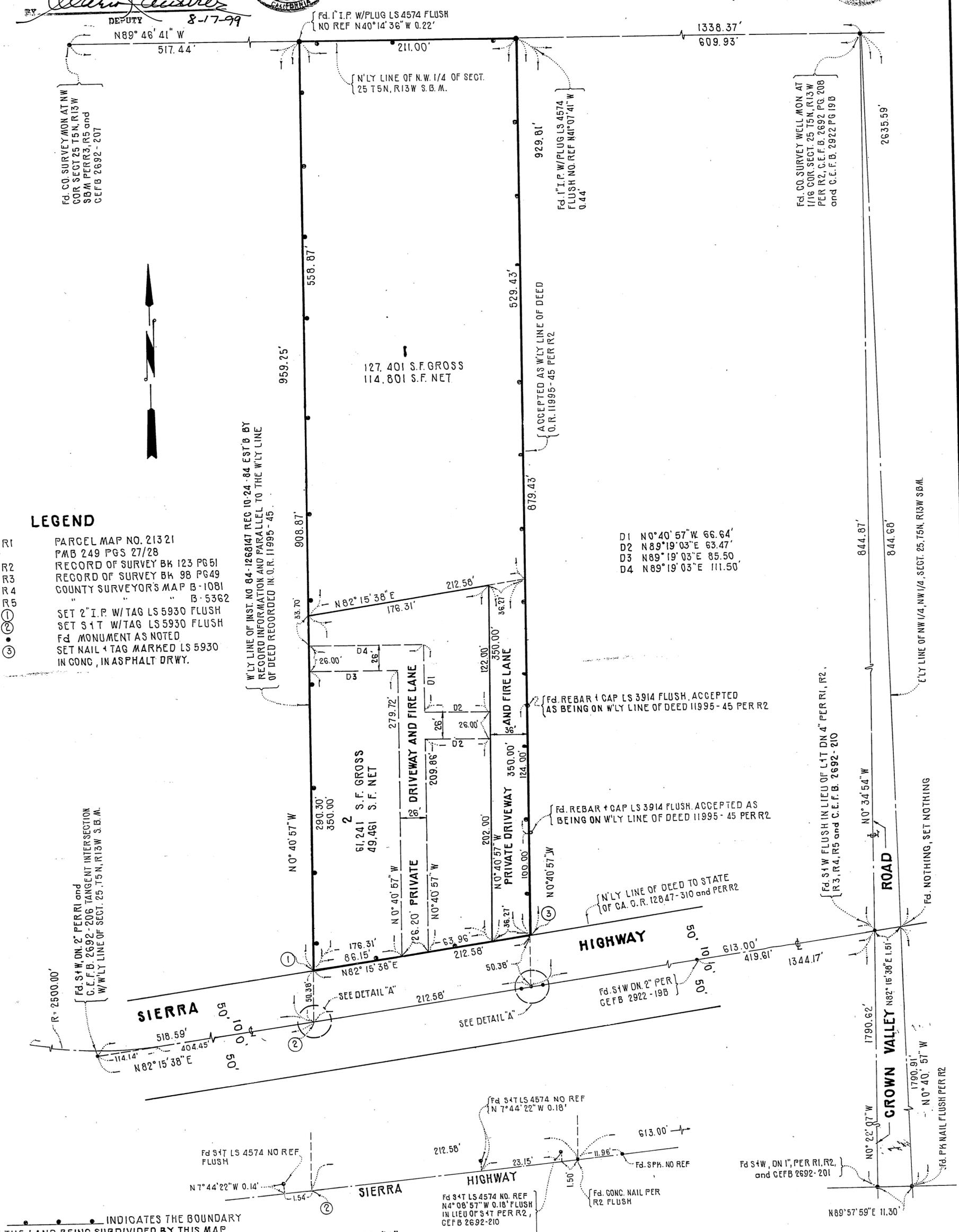
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF  
12,300.00 HAS BEEN FILED WITH THE  
CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES  
AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE  
LAND SHOWN ON MAP OF TRACT NO. / PARCEL MAP NO.  
16832 AS REQUIRED BY LAW.

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN  
FILED AND THAT ALL RECORDS HAVE BEEN MADE THAT ARE  
REQUIRED UNDER THE PROVISIONS OF SECTIONS 26402  
AND 26493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD  
OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES STATE OF CALIFORNIA  
BY Clara Acvires  
DEPUTY 8-17-99

EXECUTIVE OFFICER-CLERK OF THE BOARD  
OF SUPERVISORS OF THE COUNTY OF LOS  
ANGELES STATE OF CALIFORNIA  
BY Clara Acvires  
DEPUTY 8-17-99



### LEGEND

- R1 PARCEL MAP NO. 21321
- R2 PMB 249 PGS 27/28
- R3 RECORD OF SURVEY BK 123 PG 61
- R4 RECORD OF SURVEY BK 98 PG 49
- R5 COUNTY SURVEYOR'S MAP B-1081
- ① B-5362
- ② SET 2" I.P. W/TAG LS 5930 FLUSH
- ③ SET 3" T W/TAG LS 5930 FLUSH
- ④ Fd MONUMENT AS NOTED
- ⑤ SET NAIL + TAG MARKED LS 5930
- ⑥ IN CONC. IN ASPHALT DRWY.

- D1 N0°40'57"W 66.64'
- D2 N89°19'03"E 63.47'
- D3 N89°19'03"E 85.50'
- D4 N89°19'03"E 111.50'

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

DETAIL "A"  
N. T. S.

1214





## Project Narrative

Subject property is currently unused and undeveloped. We intend to develop a full service gas station, convenience store, and restaurant lease space to accommodate travelers on the 14 freeway and residents of Acton city. The convenience store and lease space will occupy the sole 5000 sq ft building. Additionally, 8 fueling dispensers and a canopy will be installed south of the building. A generous number of parking spaces will be available for customers, and several spaces will be designated for future electric vehicle charging stations. The primary business will operate 24 hours a day, seven days a week to ensure adequate availability of food, drink, and facilities to customers. Employees will be organized around 3, 8 hour shifts, with two employees per shift.

# Plans Filed in the Acton CSD

From 09/19/2022 to 09/26/2022

Project/ Plan	Type	Application Date	Description	Location	Planner	Zone Code	Completed Date	Status	APN	General Plan Designation
RPAP2022010569	Permits	09-20-2022	Site plan review for convenience market with automobile fuel service and fast-food area within the market in the CR-U zone located in the Acton CSD.		Christina Carlon	C-RU		New	3217021029	CR - Rural Commercial
RPAP2022010689	Permits	09-22-2022	787 sq ft Patio cover on SFR	2605 Briar Glen Road, Acton CA 93510	Christina Carlon	A-2-2	09-22-2022	Accepted	3058021059	RL2 - Rural Land 2
RPAP2022010697	Permits	09-22-2022	DPH Referral for New Water Well on Vacant Property.	0 Vac/Foreston Dr (Drt)/Vic Rimsid, Palmdale CA 93550	Christina Carlon	A-2-2		New	3056006019	RL2 - Rural Land 2
RPAP2022010773	Permits	09-25-2022	Site Plan to place storage containers		To Be Assigned Received	A-2-2		New	3208013051	IL - Light Industrial, RL20 - Rural Land 20
PRJ2022-003437 RPPL2022010510	Special Events Permit	09-19-2022	The event will be held at our Acton farm animal sanctuary from 12:00 p.m. to 4:00 p.m. on 11/12/22 and will involve time with farm animals, a lunch provided by a caterer, presentations, and activities in our courtyard. There will be no alcohol served.	5200 Escondido Canyon Road, Acton CA 93510	Christopher La Farge	A-2-2		New	3223003029	RL2 - Rural Land 2
PRJ2022-003498 RPPL2022010714	Zoning Conformance Review	09-22-2022	Convert attached garage to game room (not ADU -- SEE NOTES).	1734 Mary Road, Acton CA 93510	Christina Carlon	A-2-2		New	3057028043	RL2 - Rural Land 2

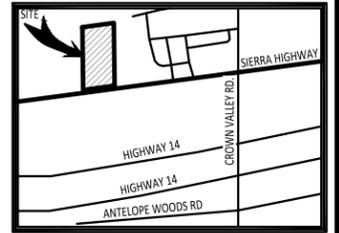
**EXHIBIT B**

**MODIFIED PM 16832**

**DATED February 12, 2025**

MINOR LAND DIVISION  
PARCEL MAP 16832A  
(MODIFICATION TO RECORDED PARCEL MAP 16832)  
LOCATED IN THE UNINCORPORATED TERRITORY OF  
THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

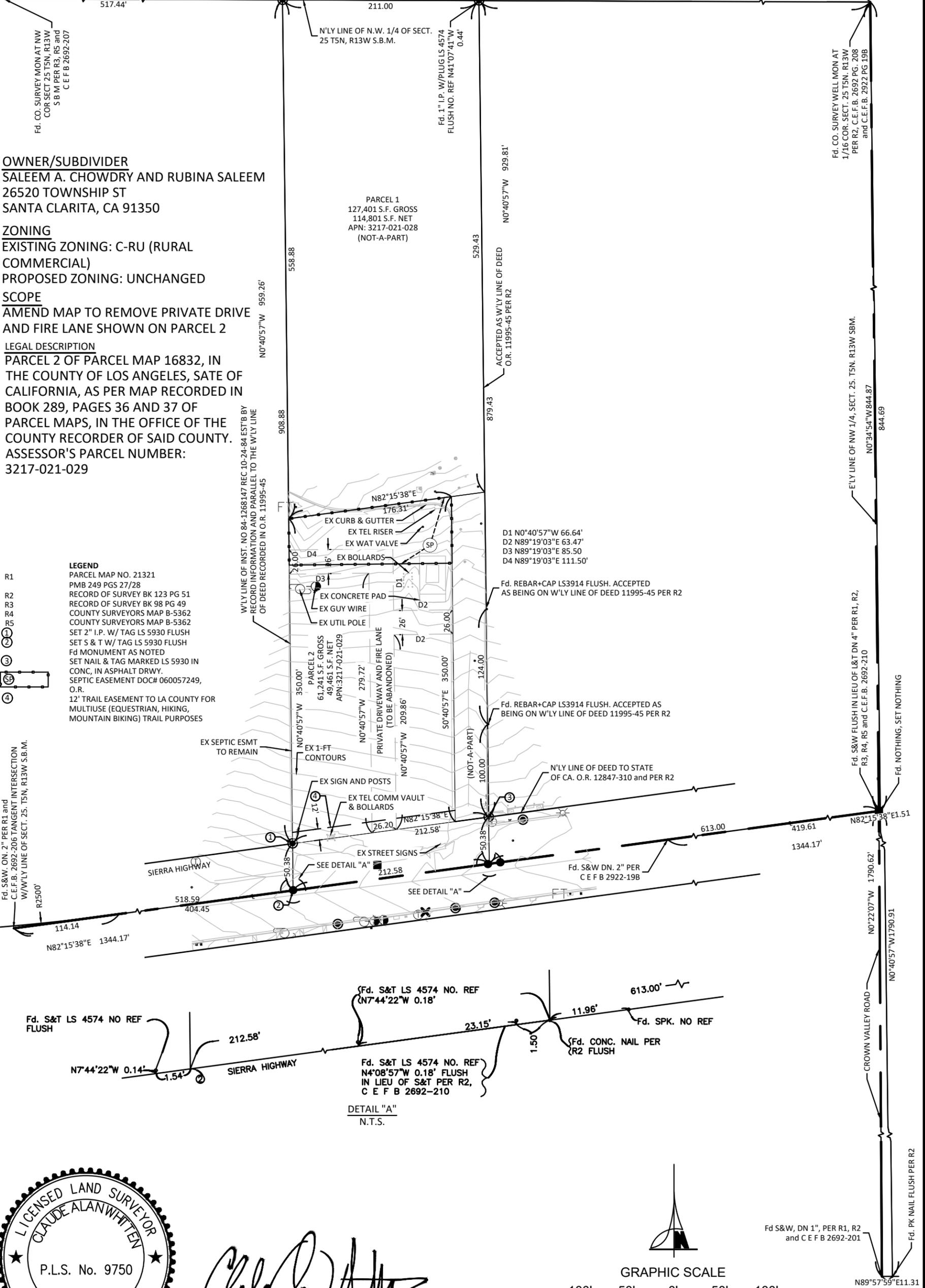
VICINITY MAP  
N.T.S.



SIERRA HIGHWAY STREET SECTION

LOOKING WEST 1"=30'

N89°46'41"W



**OWNER/SUBDIVIDER**  
SALEEM A. CHOWDRY AND RUBINA SALEEM  
26520 TOWNSHIP ST  
SANTA CLARITA, CA 91350

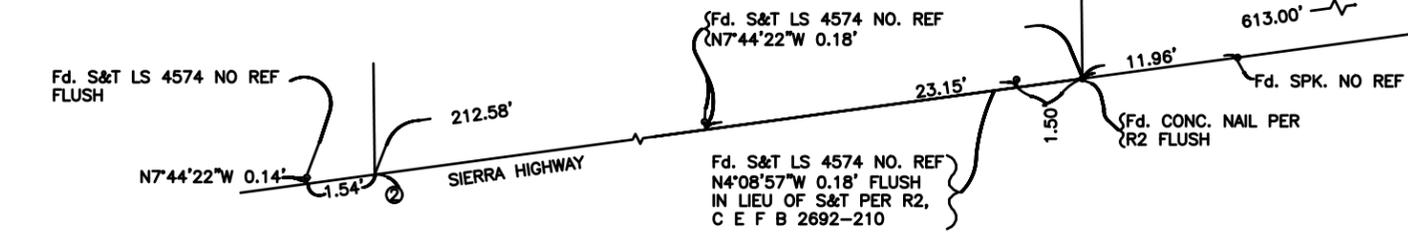
**ZONING**  
EXISTING ZONING: C-RU (RURAL COMMERCIAL)  
PROPOSED ZONING: UNCHANGED

**SCOPE**  
AMEND MAP TO REMOVE PRIVATE DRIVE AND FIRE LANE SHOWN ON PARCEL 2

**LEGAL DESCRIPTION**  
PARCEL 2 OF PARCEL MAP 16832, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 36 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NUMBER: 3217-021-029

- LEGEND**
- R1 PARCEL MAP NO. 21321
  - R2 PMB 249 PGS 27/28
  - R3 RECORD OF SURVEY BK 123 PG 51
  - R4 RECORD OF SURVEY BK 98 PG 49
  - R5 COUNTY SURVEYORS MAP B-5362
  - R6 COUNTY SURVEYORS MAP B-5362
  - R7 SET 2" I.P. W/ TAG LS 5930 FLUSH
  - R8 SET S & T W/ TAG LS 5930 FLUSH
  - R9 Fd MONUMENT AS NOTED
  - R10 SET NAIL & TAG MARKED LS 5930 IN CONC. IN ASPHALT DRWY.
  - R11 SEPTIC EASEMENT DOC# 060057249, O.R.
  - R12 12" TRAIL EASEMENT TO LA COUNTY FOR MULTIUSE (EQUESTRIAN, HIKING, MOUNTAIN BIKING) TRAIL PURPOSES

Fd. S&W, ON 2" PER R1 and C.E.F.B. 2692-206 TANGENT INTERSECTION W/W'LY LINE OF SECT. 25, T5N, R13W S.B.M.



*Claude Alan Whitten*  
CLAUDE ALAN WHITTEN, PLS. NO. 9750

02/12/2025  
DATE

