



**PUBLIC REQUEST TO ADDRESS  
THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, CALIFORNIA**

MEMBERS OF THE BOARD

HILDA L. SOLIS  
HOLLY J. MITCHELL  
LINDSEY P. HORVATH  
JANICE HAHN  
KATHRYN BARGER

**Correspondence Received**

Agenda #	Relate To	Position	Name	Comments
			The following individuals submitted comments on agenda item:	
7.		<b>Favor</b>	Brian De Grandis	I support this appeal.
			Denise Carbonaro	I support the appeal.
			Jeanne Carton-Gonzalez	I support the appeal.
			Karen Hudson	I support this appeal.
			Karen O'Reilly	I support the appeal.
			Marcia Lewis	I support the appeal.
			Michael Ralphs	I support the appeal.
			Patricia Akkad	I support the appeal.
			Rebecca L England	I support the appeal.
			Russ Fawkes	I support the appeal.
			Ruthie Brock	I support this appeal and wish to elaborate on my prior comments.
			Ruthie Brock	I support the appeal.
			Sandra Rickards	I support this appeal.
			Sara Rate	I support this appeal.
			Stephen Brock	I support the appeal.
			Susan Bayer	I support the appeal.
		Tammie Necessary	I support this appeal.	
		<b>Item Total</b>	<b>17</b>	
<b>Grand Total</b>			<b>17</b>	

**Subject** SUPPORT for Appeal of Project No. PRJ2024-001108, modification of parcel map no. 16832A

**From** Patricia Akkad <lacobista@yahoo.com>

**To:** kathryn@bos.LACounty.gov <kathryn@bos.LACounty.gov>

**Cc:** ATSocarras@bos.lacounty.gov <ATSocarras@bos.lacounty.gov>, CBostwick@bos.LACounty.gov <CBostwick@bos.LACounty.gov>, Ruth Brock <actontakesaction@att.net>

**Date** Today at 8:59 AM

As a long-time resident of Acton, I am requesting your support to STOP plans for a huge, 16 pump gas station in Acton

It has always been my understanding that this developer submitted plans for apartments (already built years ago), and a small office/retail center to the front of the property on Sierra Highway.

Now, it seems that the idea has changed - to build a huge gas station and yet another dreaded Mini-Mart on that property. PLEASE understand that we do not want nor NEED this!

This should not be allowed! Please consider the rural aspect that Acton residents have always worked hard to maintain here. There are already THREE existing gas stations on that same intersection! And one of them (Acton 76) is already designated as a truck stop. All three gas stations have enough pumps for our needs, and all three already have Mini-Marts.

I seems like this developer is changing his original development plans, and trying to RADICALLY CHANGE HIS PLANS, without permission nor taking into consideration the needs of our community.

PLEASE DO NOT APPROVE THIS MODIFICATION.

Sincerely submitted,

Marcia Lewis  
Acton

**Subject** SUPPORT FOR appeal of PROJECT NO. PRK2024-001108 modification of parcel map NO. 16832A

**From** Sara Rate <sararate@yahoo.com>

**To:** <kathryn@bos.lacounty.gov>

**Cc:** <CBostwick@bos.lacounty.gov>, <ATSocarras@bos.lacounty.gov>, <actontakesaction@att.net>

**Date** Today at 9:18 AM

Dear Supervisor Barger,

I am writing to formally convey the significant concerns held by numerous Acton residents regarding the proposed commercial development, specifically the establishment of a large-scale gas station intended to cater to heavy vehicle traffic. While we acknowledge the dynamics of community growth, this particular project, in its current form, presents several substantial issues that we believe would fundamentally and negatively alter the unique character of our town.

Acton residents have deliberately chosen to reside here due to its serene environment, distinctive rural appeal, and the peaceful quality of life it consistently offers. The introduction of a commercial enterprise of this scale, particularly one designed for transient heavy vehicle traffic, raises considerable apprehension about an irreversible degradation of our established community identity and the tranquil atmosphere we value.

Furthermore, our local infrastructure is already experiencing heightened demands. Traffic congestion has become an increasingly noticeable issue for residents, and the proposed development would undoubtedly exacerbate these conditions, particularly at the critical intersection of Sierra Highway and Crown Valley Road. Such a substantial increase in vehicular flow would, in all likelihood, necessitate the installation of a new traffic light, which we understand may conflict with existing local ordinances specifically designed to preserve the area's rural character and regulate commercial expansion.

Equally pressing are the potential public safety implications. Our community has recently observed an unfortunate rise in property-related crimes, impacting both local businesses and residential areas. There is widespread apprehension that a large commercial establishment, especially one that attracts a significant volume of transient traffic, could further contribute to an increase in instances of theft, vandalism, and other public safety challenges, thereby placing additional strain on our already dedicated local law enforcement resources.

We respectfully urge a thorough and conscientious review of these substantial

concerns. Approving a development of this nature would not only contradict the very values that define Acton but also impose significant and potentially unmanageable burdens on our existing infrastructure and public safety services. We earnestly request a comprehensive re-evaluation of this proposal, prioritizing the long-term well-being and the established, cherished character of our community.

Sincerely,

Sara Rate

[Sent from Yahoo Mail for iPhone](#)

**Subject** SUPPORT for Appeal of Project No. PRJ2024-001108, modification of parcel map no.16832A

**From** karen hudson <t-khudson@sbcglobal.net>

**To:** kathryn@bos.lacounty.gov <kathryn@bos.LACounty.gov>

**Cc:** <ATSocarras@bos.lacounty.gov>, CBostwick@bos.lacounty.gov <CBostwick@bos.LACounty.gov>, <actontakesaction@att.net>

**Date** Today at 4:53 PM

**Dear Supervisor Barger,**

I wish to address some concerns with the proposed 16 pump gas station, retail space, and fast food establishment in Acton, California. Not only would this proposed project violate the original plans submitted in the Lease Parcel Subdivision process for this property, there are numerous other concerns.

Acton is a small town that already has three gas stations, two fast food establishments, and a restaurant at the corner of Crown Valley Rd. and Sierra Hwy, the proposed location for this project. There is no need for another fuel station, or fast food establishment.

The above mentioned intersection is already heavily impacted during morning and evening commuter times. Other times of increased traffic to be considered are when children are being driven to and from the middle school, high school, and elementary schools in the area. Let alone the students that need to walk home from said schools.

Additional trucker traffic coming off of the freeway would negatively impact the safety of the students and those parents dropping off and picking up.

The north bound off ramp for Crown Valley Rd. does not have very clear visibility of traffic traversing south bound on Crown Valley Rd., and additional trucking traffic may increase the potential for accidents at that location.

There is a brand new truck stop less than eight miles farther north on the freeway that is established and has adequate space for truckers to park

and rest. Acton does not need the possibility of truckers looking for space to rest during their off hours.

Thank you for considering the above concerns.

Regards,  
Karen Hudson

**Subject** Acton concerns - Support for Appeal of Project No.PRJ2024-001108  
**From** sandrarickards@aol.com <sandrarickards@aol.com>  
**To:** kathryn@bos.LACounty.gov <kathryn@bos.LACounty.gov>  
**Cc:** ATSocarras@bos.lacounty.gov <ATSocarras@bos.lacounty.gov>, CBostwick@LACounty.gov <CBostwick@LACounty.gov>, actontakesaction@att.net <actontakesaction@att.net>  
**Date** Today at 1:28 PM

Dear Representative Barger,

My understanding is that we have an illegal modification of a former parcel map which violates the Lease Parcel Subdivision Map Act.

Not only that but the approval is for another large gas station which is in the area of 3 gas stations already in existence and which have all experienced robberies from traffic coming from the freeway and are not needing another battle for survival on their hands.

We treasure our rural and mostly peaceful living conditions and hope to keep this environment which has been fought for in many ways over the years.

We do hope that you will support our community in this another issue that we hope to alleviate.

Thank you for your time and thank you for your support,

Sandra Rickards

**Subject** SUPPORT for Appeal of Project No. PRJ2024-001108, modification of parcel map no.16832A  
**From** b de grandis <bdegrandis@sbcglobal.net>  
**To:** <kathryn@bos.lacounty.gov>  
**Cc:** <ATSocarras@bos.lacounty.gov>, <CBostwick@bos.lacounty.gov>, <actontakesaction@att.net>  
**Date** Today at 5:09 PM

Dear Supervisor Barger,

I am writing to express my support for the appeal of Project No. PRJ2024-001108 concerning the modification of Parcel Map No. 16832A in Acton.

This parcel was originally subdivided under the Lease Parcel Subdivision provisions of the California Subdivision Map Act. That process allows an expedited subdivision only when the applicant agrees to develop the property in accordance with the specific development plan submitted at the time of subdivision. In this case, the approved development plan included construction of the Acton Apartments and an office/retail building on the front parcel. While the apartments were constructed, the current proposal for a 16-pump gas station with a fast-food restaurant and convenience store represents a substantial and materially different land use than the office/retail development originally approved.

Because the Lease Parcel Subdivision process is conditioned upon development consistent with the approved plan, a project of this magnitude should require a new subdivision application rather than a modification to the existing parcel map.

Additionally, the California Environmental Quality Act (CEQA) requires agencies to evaluate the “whole of the project” and prohibits segmentation or “piecemealing” of related actions in order to avoid environmental review. The removal of the two fire lanes from the parcel map appears directly connected to facilitating the proposed gas station development. Approving this modification without evaluating the environmental impacts associated with the proposed 16-pump gas station raises concerns that the project has been improperly segmented in violation of CEQA.

If the appeal is denied, the applicant may be able to proceed with the development as a ministerial approval. This would effectively bypass CEQA review and eliminate meaningful public participation in a project that could have substantial traffic, land-use, and environmental impacts on the Acton community.

The proposed development also raises concerns regarding consistency with the planning objectives of the Acton Community Standards District, which was adopted to preserve the rural character of the community and guide appropriate development patterns. A large freeway-oriented gas station with 16 pumps, fast food, and convenience retail appears inconsistent with the scale and intent of development envisioned under those standards and represents a significantly higher-intensity commercial use than originally contemplated.

Can staff explain how the removal of the fire lanes from Parcel Map No. 16832A was evaluated under CEQA without considering the proposed 16-pump gas station that the modification appears intended to facilitate, given CEQA's requirement that agencies evaluate the 'whole of the project' and avoid segmentation?

The proposed development also raises environmental concerns associated with large fueling facilities, including the installation and long-term operation of underground fuel storage tanks and the handling of hazardous materials. Projects of this type typically require careful evaluation of potential groundwater contamination, stormwater runoff containing petroleum products, and spill response capability. These issues are commonly analyzed under CEQA because of the well-documented environmental risks associated with leaking underground storage tanks. Allowing the project to proceed through a ministerial process could prevent proper evaluation of these environmental risks and their potential impact on the surrounding community.

In addition, the Sierra Highway and Crown Valley Road intersection already experiences significant congestion during commuter hours. A 16-pump fueling station combined with fast-food and convenience retail would likely generate substantially higher traffic volumes than the originally proposed office/retail use and could further worsen traffic flow and safety conditions at this intersection.

Has the County evaluated the projected daily trip generation for a 16-pump fueling station with convenience retail and fast food at the Sierra Highway and Crown Valley Road intersection, and if so, how were those impacts considered when approving the parcel map modification?

For the administrative record, I respectfully request that the Board consider the following legal and procedural issues:

- Whether modification of Parcel Map No. 16832A is consistent with the requirements and limitations of the Lease Parcel Subdivision provisions of the California Subdivision Map Act.
- Whether the parcel map modification and the proposed gas station development constitute a single "whole project" under CEQA and therefore require environmental review together rather than as separate actions.
- Whether approval of the parcel map modification without evaluation of the proposed development constitutes improper segmentation or "piecemealing" under CEQA.
- Whether allowing the project to proceed ministerially following the modification would improperly circumvent discretionary review, CEQA analysis, and meaningful public participation.

I respectfully request that this correspondence be included in the administrative record for this appeal hearing.

For these reasons, I urge you to support the appeal and require that the applicant pursue a new subdivision application reflecting the actual proposed development. Doing so would ensure compliance with the Subdivision Map Act, proper CEQA review of the full project, and meaningful community participation in the decision-making process.

Addressing these issues now will help ensure that the County's decision-making process remains

transparent, legally defensible, and consistent with the intent of both the Subdivision Map Act and CEQA.

Thank you for your time and consideration.

Sincerely,

Brian De Grandis

Acton Resident

**Subject** SUPPORT for appeal of Project No. PRJ2024-001108, modification of parcel map no. 16832A

**From** MYTRNOW <MYTRNOW@protonmail.com>

**To:** Kathryn@bos.lacounty.gov <Kathryn@bos.lacounty.gov>, ATsocarras@BOS.lacounty.gov <ATsocarras@BOS.lacounty.gov>, Bostwick, Charles <CBostwick@bos.lacounty.gov>, Ruth Brock <actontakesaction@att.net>

**Date** Today at 9:20 AM

Good Morning~

I am once again writing to all of you in hopes that something can be done about this proposed 16 pump gas station in Acton. While we continue to seemily be the forgotten step children. We have had to fight so many battles lately. It seems like its all coming in at once. WE really need the countys help in this. We all love our rural lifestyle and all the peace and quite along with harmony that comes with that. This is why we moved here. It seems like lately we are dodging once bomb after another. We are resilant but it's a lot to ask to have to keep our heads above water with one hand in the air waving for help.

I will start with this 16 pump gas staton. This station will create far more traffic for our area that has recently been overrun with food trucks and street vendors.( also not legal ) It's already a very busy corner with the 3 stations we already have /with convience stores attached to each. Throw in one accident on the freeway and it becomes grid lock through our quiet little town. With lots of communters running stop signs and little to no regurard that this is a country community!. Kids, horses, bicycles, and people walking their dogs. WE don't need any more gas pumps. It was always my understanding that in our community standards there are NO freeway serving businesses. Yet here we are fighting another large project. I believe our residents should be given a vote/voice in anything that will impact us like this does. We have a high school and middle school on both sides of this proposed project. A lot of The high schoolers drive right by here to get home everyday. Parents picking up at the junior high school also use this route a lot. The commuters who disreguard our Yellow no passing lines , stop signs and speed limits through our town will only get worse. It was recently brought to my attention that the modification to the parcel map viiolates the Lease Parcel Subdivision Map Act. ( so its against your own laws) . Please do the right thing here and stand by what you originally stamped and stated this property was designated for.

WE are really so tired of fighting things that you would not allow anywhere else. Like a 40 year old trailer park that should have been comdemed and torn down decades ago. Illegal food vendors that violate parking laws , canopy laws , attaching their canopies to private proerty fences, bright lights surrounding thier canopies ( also a dark skies violation) blocking sidewalks, dumping thier hot coals next to our fence-lines, dumping their trash on our roadways the list goes on. But yet this is all still

happening here. it really needs to stop and we need your help. Don't even get me started on the BESS projects. We need you to do the right thing and stand up for us and our community. We pay taxes just like everyone else, A LOT of taxes. We voted (for you by the way) and these homes are our lifetime investments. Please help us keep our amazing little town rural and a place where you want to raise a family. Know your neighbors and the community togetherness.

Thank you for your time. I do appreciate all of you.

Tammie Necessary

[661 433 8158](tel:6614338158)

( The Only Necessary E~mail you will get today)

Sent with [Proton Mail](#) secure email.

**Subject** SUPPORT for Appeal of Project  
No. PRJ2024-001108,  
modification of parcel map  
no.16832A

**From** Russell Fawkes  
<refawkes@gmail.com>

**To:** kathryn@bos.lacounty.gov  
<kathryn@bos.lacounty.gov>

**Cc:** ATSocarras@bos.lacounty.gov  
<ATSocarras@bos.lacounty.gov>,  
CBostwick@bos.LACounty.gov  
<CBostwick@bos.LACounty.gov>,  
Ruth Brock  
<actontakesaction@att.net>

**Date** Today at 7:17 AM

Dear Supervisor Barger,

A mega-pump truck stop has been opened along Pearblossom Highway in the past year, and a new truck stop with truck parking, pumps and facilities has recently opened on Avenue S and the 14 Freeway. Acton already has an additional three gas stations. These existing facilities in and near Acton are more than adequate to serve the needs of the locals, the truckers and freeway passers-by.

The addition of a 16 pump mega-station at Crown Valley Road and Sierra Highway in Acton is another assault on the residents of our town who simply wish to maintain the quality of life and rural atmosphere that attracted us in the first place. We don't need more traffic congestion. We don't want or need more choices of gas stations for our

residents or to service the freeway traffic. We don't want the continued creep of facilities that will erode the basic nature of our community.

Subject Appeal filed by Save Our Rural Town clearly defines a number of legitimate reasons that this project modification should be denied. Other Acton residents who I have spoken with are opposed to this project. The addition of a 16 pump gas station clearly has no local support.

Please be a champion for our community and stop this onslaught of undesired projects in Acton.

Sincerely,

Russ Fawkes

**Subject** SUPPORT for APPEAL of Project  
No. PRJ2024-001108,  
Modification of parcel map no.  
16832A

**From** Rebecca England  
<england612@yahoo.com>

**To:** kathryn@bos.lacounty.gov  
<kathryn@bos.lacounty.gov>

**Cc:** atsoccaras@bos.lacounty.gov  
<atsoccaras@bos.lacounty.gov>,  
cbostwick@bos.lacounty.gov  
<cbostwick@bos.lacounty.gov>,  
actontakesaction@att.net  
<actontakesaction@att.net>

**Date** Today at 6:58 AM

Hello,

I am writing to provide concerns with the plan to bring another gas station to the Crown Valley/Sierra Highway intersection in Acton, CA.

There are many reasons for my concerns with this project. The first being that Acton 76 gas station is a supporter of local youth sports and community events in the town. Adding a competitor next door will take away income and cripple this longstanding business that the community relies on.

Secondly, the traffic at the intersection is already horrible during commuting hours, with traffic backing up, and people not obeying the stop sign right away and impacting the crosswalk for kids going to school in the morning. Why increase the risks for locals who deal with this daily?

We also have three gas stations within the same

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area.

Lastly, Acton does not need a commuter supporting, freeway stop in our town! Increase of people stopping has brought in crime into our town and we do not want it! Gas station robberies, our local flower shop, break ins overnight at local business, why increase traffic on our streets bringing in further risks for these crimes because it is easy on/off the highway. We don't have law enforcement readily available to protect our community.

Rebecca L. England

**Subject** SUPPORT for Appeal of Project No.  
PRJ2024-001108, modification of parcel  
map no.16832A

**From** Denise Carbonaro  
<carbonarodenise@gmail.com>

**To:** kathryn@bos.LACounty.gov  
<kathryn@bos.LACounty.gov>

**Cc:** CBostwick@bos.LACounty.gov  
<CBostwick@bos.LACounty.gov>,  
ATSocarras@bos.lacounty.gov  
<ATSocarras@bos.lacounty.gov>,  
actontakesaction@att.net  
<actontakesaction@att.net>,  
denise@ravensbrokenbranchranch.com  
<denise@ravensbrokenbranchranch.com>

**Date** Yesterday at 9:31 PM

Dear Supervisor Barger,

My name is Denise Sarracino. My husband, Marc Sarracino and I, have lived here for 5 years. We moved here from LA to start a therapy ranch using sanctuary horses, raising chickens and keeping bees. We are Ravens Broken Branch Ranch, or RBBR for short. We live 0.75 miles from the location discussed in this email.

We recently learned that on

November 19, 2025, the property owner was granted a modification of plans by the Planning Commission, despite several Acton residents submitting letters in protest. We

are very concerned about the recent approval of plans to build a 16-pump gas station next

to the already 4 stations in the area. Why on earth do we need another gas station at this location? The area around the Crown Valley and Sierra Highway is already congested, especially during rush hour. This is a rural town not a pitstop for the 14 Highway. More apartments, retail/office space is much preferable to another gas station/convenience store. It is bad enough we have a line of food trucks competing with existing brick and mortar, established business.

It is very worrisome that this property was subdivided under the Lease Parcel Subdivision process in which the property owner agreed to develop according to the plan they submitted at that time.

Since the property owner now wishes to develop something different—a 16 pump gas station verses office/retail space, the property owner should now be required to go through an entirely new subdivision—by law. The property owner cannot separate the NEW development

plan from the EXISTING parcel map because they are required to be considered as ONE WHOLE PROJECT under the CA Environmental Quality Act.

It seems to us that the modification to the parcel map violated the Lease Parcel Subdivision Map Act.

As our representative in LA county, please remember we would like a voice regarding proposed development before approval by

the county within Acton. We have a lot at stake and do not appreciate having to spent time and effort to undo what was thoughtlessly done.

Thank you for listening to our concerns,

Sincerely,

Deniseann Carbonaro Sarracino and Marc Sarracino

Ravens Broken Branch Ranch

818.434.3270

**Subject** Support for Appeal of Project  
No. PRJ2024-001108,  
modification of parcel map no.  
16832A

**From** JEANNE CATRON-GONZALEZ  
<gilnjean@pacbell.net>

**To:** kathryn@bos.lacounty.gov  
<kathryn@bos.lacounty.gov>

**Cc:** actontakesaction@att.net  
<actontakesaction@att.net>,  
atsocarras@bos.lacounty.gov  
<atsocarras@bos.lacounty.gov>,  
cbostwick@bos.lacounty.gov  
<cbostwick@bos.lacounty.gov>

**Date** Today at 7:25 PM

Supervisor Barger,

There have to be more reasons why another freeway-serving business is not appropriate than there are reasons to support it.

I don't know if you are familiar with the Acton area, but in my opinion every intersection along the 14 freeway through Acton already has the potential to back up into freeway traffic. Additional traffic generated by a large fuel station, on top of the three stations already at Crown Valley ... that's just crazy. Add more drive-thru businesses

that attract more vehicles from the freeway? And the crime that comes

with? No thanks. From what I'm reading and being told by my resident friends and the local LACSD deputy over the past several years, the crimes that happen in Acton are mostly NOT being done by locals. It is folks looking for easy targets right off the freeway.

I support businesses that serve the immediate area ... sponsoring our high school teams and providing meeting places for the local residents to visit and paint and watch games. Our best mechanic is a local. Our best pizza place is locals. Our hardware store and auto parts store ... locals.

Doesn't the existing Acton and County-approved plan for Acton count for anything? Multiple BESS facilities are in planning stages threatening Acton. Now the applicant wants to put this 16-pump monstrosity into Acton. There are already three fuel stations at that intersection. We don't need another serving big rigs.

Please please help us by supporting this appeal. Thanks for your attention.

Jeanne Catron-Gonzalez

661-212-8313



**Subject** SUPPORT for Appeal of Project  
No. PRJ2024-001108,  
modification of parcel map  
no.16832A

**From** Susan Bayer  
<bayersusie84@gmail.com>

**To:** kathryn@bos.lacounty.gov  
<kathryn@bos.lacounty.gov>

**Cc:** <ATSocarras@bos.lacounty.gov>,  
<CBostwick@bos.lacounty.gov>,  
<actontakesaction@att.net>

**Date** Today at 7:17 PM

Dear. Supervisor Barger,

I am writing with concern about a recent modification of parcel map no.16832A, in Acton, California.

It is very concerning that the modification to the parcel map violated the Lease Parcel Subdivision Map Act.

A gas station, fast food and convenience store has much higher density of use than an office and retail building. Furthermore, a 16pump gas station will create far more traffic impacts than an office or retail building.

Acton already has 3 existing gas stations, all within this same general area of Crown Valley Road

and Sierra Highway, which is already a very congested off ramp.

I personally sat on the off ramp for 3 minutes on Friday March 13, 2026 at 3:00PM, with the traffic backing up onto the 14 freeway north bound. There was no apparent reason. High Desert School was already let out for the day.

Furthermore, a 4th gas station will only compete for business with existing like-businesses. Adding another freeway-serving business is against Acton's Community standards. We already have 3 to 4 street vendors that the county seems to think is okay to let do business when they are freeway serving businesses. Where are our community standards?

Thank you for your concern about this matter.

The residents of Acton should always be given a voice regarding proposed development within our rural town.

Sincerely,

Susan L Bayer

33 year Acton Resident



Dear Supervisor Barger,

On March 24<sup>th</sup> you will hear the appeal from Save Our Rural Town regarding a modification to a lease parcel map that was granted through the LA County Planning Commission for APN 3217-021-029. I believe this decision was made by the Commission without having the full understanding that this parcel had been subdivided as a Lease Parcel Map under the Subdivision Map Act.

The modification request was to remove two fire lanes that existed on the original parcel map which was presented at the time of the subdivision. This map included proposed development for office buildings and retail space as well as appropriate parking space and the fire lanes on the front portion of the parcel and the development of apartments in the rear of the parcel. The apartments were built-- but the office/retail development never was.

Now the property owner wishes to change his development plans, which he has a right to do. But under the expedited process of a Lease Parcel Map Subdivision, he was required to develop only what was proposed at the time of the subdivision. If he chooses to develop a completely different project, he will need to go through an entirely new subdivision process. Short cuts in a subdivision process are not granted without stipulated requirements, and these requirements must be upheld.

In early 2025, the property owner had submitted a site plan for approval with Regional Planning for a 16 pump gas station with fast food and a convenience store. The site plan application was pulled once the property owner learned he would first need to remove the fire lanes through the Planning Commission which would be not be included in the new proposed development. This modification was granted by the Commission despite SORT and several residents pointing out the constraints in place through the Lease Parcel Map Subdivision Map Act process.

This parcel map modification should never have been granted without the future development plans being considered as required under CEQA. The impacts of a 16 pump gas station are far greater than that of the original development plans which were to include only office/retail space and parking. The density of the use, the traffic and the fact that the office space would have been more community serving, whereas the gas station is more freeway serving should all have been considered in the Planning Commission's decision at the very least. But simply upholding the requirements under the Lease Parcel Subdivision Map Act process would have would have prevented this modification from being granted.

The residents of Acton are not against development but feel it must be done responsibly because we are a small community and wish to retain our rural character. We desire development which is community serving above that which is freeway serving. This is evidenced in our successful pursuit to ban future drive through features for restaurants through our Acton Community Standards District.

Beyond what I have mentioned above, we currently have three gas stations, all of which include a convenience store in the same immediate area of Sierra Highway and Crown Valley Road. We also have a McDonalds, Jack in the Box and Sue Bee's Cafe in addition to the other food items available within the existing convenience stores. This intersection is already extremely busy throughout the day, especially during the commuter hours.

We want to see our existing businesses thrive. Adding a fourth gas station with 16 pumps which includes fast food and a convenience store will only create added competition for all. The proposed 16 pump station will be 25% larger than the existing Shell Station across the street and 50% larger than the Arco around the corner and the Unocal 76 station next door.

This station will further greatly impact traffic in the area of Sierra Hwy and Crown Valley Rd which is not controlled by a traffic signal. Our residents see the addition of traffic signals as the "urbanization" of our community. The AV Area plan guidelines echo this and state that development which necessitates traffic signals should be discouraged in designated rural communities. We support this ideal and defend it at every turn.

The parcel map modification for APN 3217-021-029 should be rescinded and the property owner should be required to go through a new subdivision process where his newly proposed development can be properly considered for impacts and also allow for community input.

For these reasons stated above I ask that you please uphold the appeal by Save Our Rural Town and allow the process for this development to proceed appropriately under the requirements of CEQA and as required under the Lease Parcel Subdivision Map Act.

Thank you,  
Stephen Brock  
34 year Acton resident

Dear Supervisor Barger,

On March 24<sup>th</sup> you will hear the appeal from Save Our Rural Town regarding a modification to a lease parcel map that was granted through the LA County Planning Commission for APN 3217-021-029. I believe this decision was made by the Commission without having the full understanding that this parcel had been subdivided as a Lease Parcel Map under the Subdivision Map Act.

The modification request was to remove two fire lanes that existed on the original parcel map which was presented at the time of the subdivision. This map included proposed development for office buildings and retail space as well as appropriate parking space and the fire lanes on the front portion of the parcel and the development of apartments in the rear of the parcel. The apartments were built-- but the office/retail development never was.

Now the property owner wishes to change his development plans, which he has a right to do. But under the expedited process of a Lease Parcel Map Subdivision, he was required to develop only what was proposed at the time of the subdivision. If he chooses to develop a completely different project, he will need to go through an entirely new subdivision process. Short cuts in a subdivision process are not granted without stipulated requirements, and these requirements must be upheld.

In early 2025, the property owner had submitted a site plan for approval with Regional Planning for a 16 pump gas station with fast food and a convenience store. The site plan application was pulled once the property owner learned he would first need to remove the fire lanes through the Planning Commission which would be not be included in the new proposed development. This modification was granted by the Commission despite SORT and several residents pointing out the constraints in place through the Lease Parcel Map Subdivision Map Act process.

This parcel map modification should never have been granted without the future development plans being considered as required under CEQA. The impacts of a 16 pump gas station are far greater than that of the original development plans which were to include only office/retail space and parking. The density of the use, the traffic and the fact that the office space would have been more community serving, whereas the gas station is more freeway serving should all have been considered in the Planning Commission's decision at the very least. But simply upholding the requirements under the Lease Parcel Subdivision Map Act process would have would have prevented this modification from being granted.

The residents of Acton are not against development but feel it must be done responsibly because we are a small community and wish to retain our rural character. We desire development which is community serving above that which is freeway serving. This is evidenced in our successful pursuit to ban future drive through features for restaurants through our Acton Community Standards District.

Beyond what I have mentioned above, we currently have three gas stations, all of which include a convenience store in the same immediate area of Sierra Highway and Crown Valley Road. We also have a McDonalds, Jack in the Box and Sue Bee's Cafe in addition to the other food items available within the existing convenience stores. This intersection is already extremely busy throughout the day, especially during the commuter hours.

We want to see our existing businesses thrive. Adding a fourth gas station with 16 pumps which includes fast food and a convenience store will only create added competition for all. The proposed 16 pump station will be 25% larger than the existing Shell Station across the street and 50% larger than the Arco around the corner and the Unocal 76 station next door.

This station will further greatly impact traffic in the area of Sierra Hwy and Crown Valley Rd which is not controlled by a traffic signal. Our residents see the addition of traffic signals as the "urbanization" of our community. The AV Area plan guidelines echo this and state that development which necessitates traffic signals should be discouraged in designated rural communities. We support this ideal and defend it at every turn.

The parcel map modification for APN 3217-021-029 should be rescinded and the property owner should be required to go through a new subdivision process where his newly proposed development can be properly considered for impacts and also allow for community input.

For these reasons stated above I ask that you please uphold the appeal by Save Our Rural Town and allow the process for this development to proceed appropriately under the requirements of CEQA and as required under the Lease Parcel Subdivision Map Act.

Thank you for your consideration,  
Ruthie Brock  
Acton

**Subject** SUPPORT for Appeal of Project  
No. PRJ2024-001108, modification  
of parcel map no.16832A

**From** flyingshamrockranch  
<flyingshamrockranch@gmail.com>

**To:** <kathryn@bos.lacounty.gov>,  
Charles Bostwick  
<cbostwick@bos.lacounty.gov>,  
<atsoccaras@bos.lacounty.gov>

**Bcc:** <ActonTakesAction@att.net>

**Date** Today at 7:32 AM

Good Morning,

I wish to express my objections to a FOURTH service station development at this intersection(within 1 block) in our rural town. This is yet another development which has been approved by L.A. County without any thought or input from the residents of the town where it is proposed. We do not need nor want a fourth service station at this already busy intersection. This station would be freeway serving only as Acton already has 3 other service stations here which is more than sufficient to serve our rural community.

Additionally, this area is very near (less than 1 block) from an elementary school where children walk to and from school. The already beleaguered crossing guard can barely keep children safe at this 4-way stop intersection. We don't want

more traffic and risk to our children and residents..

The County must stop approving projects (new and modified) in Acton without appropriate notice to residents and the Acton Town Council. History has proved Acton residents will not lay down and mutely accept this irresponsible, unconscionable behavior from the County.

Please attend an Acton Town Council meeting as County representatives are out of touch with this community.

Sincerely,

Karen O'Reilly

**Subject** Fwd: PLEASE HELP TO STOP THIS!  
**From** Patricia Akkad <lacobista@yahoo.com>  
**To:** Ruth Brock <ActonTakesAction@att.net>, Ruth Brock <bluegrass3527@sbcglobal.net>  
**Date** Today at 9:04 AM

Sent from my iPhone

Begin forwarded message:

**From:** Patricia Akkad <lacobista@yahoo.com>  
**Date:** March 12, 2026 at 9:43:28 AM PDT  
**To:** Kathryn Barger <kathryn@bos.lacounty.gov>  
**Cc:** [ATSocarras@bos.lacounty.gov](mailto:ATSocarras@bos.lacounty.gov), Chuck Bostwick <cbostwick@bos.lacounty.gov>, [actiontakesaction@att.net](mailto:actiontakesaction@att.net)  
**Subject: PLEASE HELP TO STOP THIS!**

Dear Supervisor Barger;

As a 40 year resident of Acton, please let me give you several reasons why we do NOT want a proposed 16 pump gas station here:

1. The developer has radically changed his original plan - for apartments (already built), and a small office/retail center - to a huge gas station and mini-mart - trying to completely change his original public declarations - and sneak them in by illegal modification permits.

2. There are already THREE existing gas stations at the same intersection! And THREE Mini-marts! One gas station (Acton 76), is already designated as a truck stop, providing several diesel gas pumps, especially for big-rig drive through. This does not align with Acton's zoning laws or future development planning.

3. This proposal will create huge traffic congestion, creating safety hazards for residents, and students at a school very close to this proposed site. There will be increased traffic accidents, air pollution, and noise that all pose public health risks.

4. We have serious environmental concerns, because the increased fuel emissions and potential for spills will harm air quality AND water sources. Many homes are on underground wells here.

5. With the increased traffic of this harmful proposal, it will definitely disrupt the peace of residents nearby - not to mention the developer's own apartment complex. This proposal would also drastically change the rural quality of Acton, and potentially lower property values.

6. The arrival of yet another large gas station will negatively affect several local business that depend on fuel sales and food services.

7. The existing community infrastructure cannot handle the additional load from large vehicles, leading to breakdown of the existing roads, increased traffic, increased crime, and a definite decline in the community environment.

I respectfully request your attention to this serious matter - please support your constituents and residents of Acton. And PLEASE deny any further drastic development plans for this intersection.

Sincerely,

Patricia Akkad  
Acton

**From** Mike Ralphs  
<mikeralphs@gmail.com>  
**To:** <kathryn@bos.lacounty.gov>  
**Cc:** <ATSocarras@bos.lacounty.gov>,  
<CBostwick@bos.lacounty.gov>  
**Bcc:** <actontakesaction@att.net>  
**Date** Today at 1:29 PM

Michael Ralphs

3516 Spanish Bit Drive Acton, CA 93510

Phone: [Your Phone]

Email: [mikeralphs@gmail.com](mailto:mikeralphs@gmail.com)

Date: March 20, 2026

Supervisor Kathryn Barger Los Angeles  
County Board of Supervisors 500 West  
Temple Street, Room 856 Los Angeles, CA  
90012

Re: Strong Opposition – Support the Appeal  
of Project No. PRJ2024-001108  
(Modification of Recorded Parcel Map No.  
16832A) for a Proposed 16-Pump Gas  
Station/Fast Food/Convenience Store in  
Acton

Dear Supervisor Barger,

I am a thirty-five year concerned resident of  
the Acton community in Los Angeles  
County's Fifth Supervisorial District. I am  
writing to respectfully urge you to support the  
appeal and **deny** the proposed modification of  
Parcel Map No. 16832A (RPPL2024001660,  
APN 321-021-029) for Project No. PRJ2024-

001108. This project would allow a 16-pump  
gas station with associated fast food and

convenience store uses on a site originally intended for a lower-intensity office/retail building.

This development is inappropriate for Acton and would harm our small rural community in multiple ways. My specific concerns are as follows:

1. The modification to the parcel map violates the Lease Parcel Subdivision Map Act. The original recorded map was approved for a different use, and this change appears to circumvent the intent and requirements of the Subdivision Map Act.
2. A gas station/fast food/convenience store has a much higher density of use than the office/retail building originally contemplated for this parcel. The proposed project would significantly intensify activity on the site.
3. A 16-pump gas station will create far more traffic impacts than an office/retail building. Increased vehicle trips for fueling, food service, and convenience shopping will add substantial congestion and safety concerns.
4. Acton already has three existing gas stations in the immediate general area (including the 76 station at 3807 Sierra Highway, Shell at 3820 Sierra Highway, and ARCO at 33488 Crown Valley Road).
5. A fourth gas station will only compete for business with these existing like-businesses, providing no net economic benefit to the community while

fragmenting the market.

6. A gas station is just another freeway-serving business. It does not serve local residents or contribute meaningfully to the character or needs of Acton.
7. The Sierra Highway/Crown Valley Road intersection already experiences extreme congestion during commuter-hour traffic. Additional traffic from this high-volume gas station will worsen delays, safety issues, and quality of life for residents who rely on these roads.

Acton is a small, tight-knit community that values its rural character. Adding yet another gas station along Sierra Highway would not serve any unmet local need and would instead impose unnecessary burdens on traffic, the environment, and existing businesses.

I respectfully request that you vote to uphold the appeal, deny the parcel map modification, and preserve the site for its originally approved lower-intensity use. Thank you for your leadership in the Fifth District and for carefully considering the voices of Acton residents on this important matter. I would appreciate any opportunity to discuss this further.

Sincerely,

**Michael Ralphs**



**Subject** Support of Appeal of Project No. PRJ2024-001108-(5). —Agenda item #7  
**From** Ruth Brock <actontakesaction@att.net>  
**To:** Kathryn Barger <kathryn@bos.lacounty.gov>  
**Cc:** atsocarras@bos.lacounty.gov <atsocarras@bos.lacounty.gov>, Charles Bostwick <cbostwick@bos.lacounty.gov>  
**Date** Today at 4:03 PM

Dear Supervisor Barger,

Thank you for your reply to my letter regarding agenda item #7 for the upcoming appeal of Project No. PRJ2024-001108-(5).

I realize mine was not the only comment letter you have received on this appeal. There have been many residents concerned about this parcel map modification and the future proposed development which may proceed by ministerial review.

There seems to be some confusion with the history of this parcel and the plans that were originally proposed at the time of the Lease Parcel Subdivision versus the plans that were submitted on 9/20/2022.

A timeline of the recent parcel history from Epic LA;

\*September 20, 2022 —a ministerial 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 was submitted to Planning.

\*October 4, 2022— this site plan mentioned above was voided.

\*October 6, 2022 —application was filed to revise location of private driveway and fire lane as shown on Parcel Map No. 16832 *as proposed site plan layout has changed.*

\*November 7, 2022 — a One-Stop was held to discuss the applicants desire to revise location of private driveway and fire lane as shown on Parcel Map No. 16832 *as proposed site plan layout has changed.*

\*February 16, 2024 —an application was filed for a Modificiation to a Recorded Map to revise a private drive and fire lane for PM16832. PAC comments under

RPPL2022012554

\*November 19, 2025 — the applicant went before the Planning Commission and was granted the modification to the parcel map, despite public comment citing concerns that there was future proposed development of a fuel station that was far different from the proposed development at the time of the subdivision.

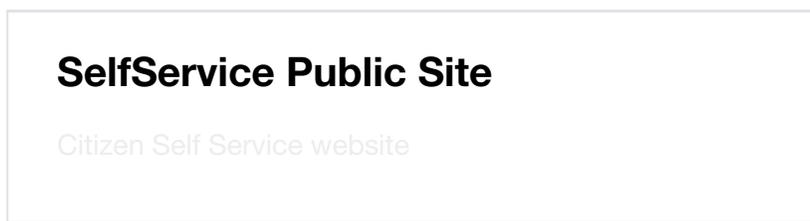
It is obvious by the timeline of events leading up to this parcel map modification request that the applicant has every intention of developing a fuel station with convenience market and fast food, and that the site plan and application were voided once he was informed by Regional Planning that the fire lanes would need to be removed through a formal process.

A 16 pump fuel station and convenience store with fast food service is a much higher density of use and will have considerable traffic impacts in comparison to the office buildings/retail space initially proposed. Therefore our community believes this modification should not be granted without considering the future intended development of the fuel station, convenience store and fast food service.

*If there was no future development proposed, then why would there be a need for a One-Stop? Why would there be a need to modify the parcel map and remove a private driveway and fire lanes? How is the applicant able to modify the parcel map due to the site plan layout changing without having to include this “changed site plan” as part of the process?*

This action by the applicant, as guided by Regional Planning, is violating the Lease Parcel Subdivision Map Act as well as CEQA by segmentation of the project.

The screenshots below are from Epic LA;  
[SelfService Public Site](#)



Thank you for your time,  
Ruthie Brock

Acton Takes Action

**Plan Number: RPAP2022010569**

Plan Details | Tab Elements | Main Menu

<b>Type:</b>	DRP - Base Application - Permits & Reviews	<b>Status:</b>	Accepted
<b>Applied Date:</b>	09/20/2022	<b>Project Name:</b>	
<b>District:</b>	SD-5	<b>Expiration Date:</b>	
<b>Completion Date:</b>	10/03/2022	<b>Assigned To:</b>	Carlton, Christina
<b>Description:</b>	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.		
<b>Approval Expiration Date:</b>	10/03/2022		

Give Feedback

- Summary
- Locations
- Fees
- Inspections
- Attachments
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- Holds
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Exact Phrase

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**Plan Number** [RPAP2022010569](#)

**Applied Date** 09/20/2022

**Type** DRP - Base Application - Permits & Reviews

**Completion Date**

**Expiration Date**

**Status** Accepted

**Main Parcel** [3217021029](#)

**Project Name**

**Address**

**Description** 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.

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**Plan Number** [RPAP2022011235](#)

**Applied Date** 10/06/2022

**Type** DRP - Base Application - Permits & Reviews

**Completion Date**

**Expiration Date**

**Status** Accepted

**Main Parcel** [3217021029](#)

**Project Name**

**Address**

**Description** revise location of private driveway and fire lane as shown on Parcel Map No. 16832 as proposed site plan layout has changed.

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**Plan Number** [RPAP2024000897](#)

**Applied Date** 02/16/2024

**Type** DRP - Base Application - Subdivisions

**Completion Date**

**Expiration Date**

**Status** Accepted

**Main Parcel** [3217021029](#)

**Project Name** PM16832A

**Address** 3927 Sierra Highway Acton CA 93510

**Description** Modification to a Recorded Map to revise a private drive and fire lane for PM16832. PAC comments under RPPL2022012554

Give Feedback



**Plan Number** [RPPL2022011111](#)

**Type** Site Plan Review - Ministerial

**Expiration Date**

**Main Parcel** [3217021029](#)

**Applied Date** 10/04/2022

**Completion Date**

**Status** Void

**Project Name** Comm. Retail Market @ Sierra Highway

**Address**

**Description** (VOIDED - SEE ACTIVITIES) 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.

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**Plan Number** [RPPL2022012554](#)

**Type** DRP - One-Stop Counseling

**Expiration Date**

**Main Parcel** [3217021029](#)

**Applied Date** 11/07/2022

**Completion Date**

**Status** Completed

**Project Name**

**Address**

**Description** revise location of private driveway and fire lane as shown on Parcel Map No. 16832 as proposed site plan layout has changed.

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**Plan Number** [RPPL2024001660](#)

**Type** DRP - Tentative Map - Parcel - Revised

**Expiration Date**

**Main Parcel** [3217021029](#)

**Applied Date** 03/26/2024

**Completion Date**

**Status** Approved

**Project Name** PM16832A

**Address** 3927 Sierra Highway Acton CA 93510

**Description** Modification to a Recorded Map to remove the recorded locations of the never constructed and never utilized private driveways and fire lanes for PM16832.

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**Plan Number** [RTM-PM16832-18288](#)

**Type** Tentative Parcel Map

**Expiration Date**

**Main Parcel** [3217021029](#)

**Applied Date** 01/11/1985

**Completion Date**

**Status** Approved

**Project Name** 85051

**Address**

**Description** (TN) 1 MF (48 U) & 1 C LOT ON 4.332 AC IN C3 & R3

Give Feedback



**From:** [sandrarrickards@aol.com](mailto:sandrarrickards@aol.com)  
**To:** [Barger, Kathryn](#)  
**Cc:** [Torres-Socarras, Ariel](#); [CBostwick@LACounty.gov](mailto:CBostwick@LACounty.gov); [actontakesaction](#)  
**Subject:** Acton concerns - Support for Appeal of Project No.PRJ2024-001108  
**Date:** Wednesday, March 11, 2026 1:29:02 PM

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Dear Representative Barger,

My understanding is that we have an illegal modification of a former parcel map which violates the Lease Parcel Subdivision Map Act.

Not only that but the approval is for another large gas station which is in the area of 3 gas stations already in existence and which have all experienced robberies from traffic coming from the freeway and are not needing another battle for survival on their hands.

We treasure our rural and mostly peaceful living conditions and hope to keep this environment which has been fought for in many ways over the years.

We do hope that you will support our community in this another issue that we hope to alleviate.

Thank you for your time and thank you for your support,

Sandra Rickards

**From:** [Bostwick, Charles](#)  
**To:** [Torres-Socarras, Ariel](#)  
**Subject:** FW: Acton Proposed Gas Station  
**Date:** Wednesday, March 11, 2026 12:33:06 PM

---

You can add this email to the list of communications opposed to Project No. PRJ2024-001108 concerning the modification of Parcel Map No. 16832A in Acton.

FYI: Acton folk think that the Antelope Valley Area Plan prohibits freeway serving businesses in Acton. That's what Jackie Ayer says.

I believe this AV Area Plan statement is the basis for her assertion: "The intent of these designations (of Rural Commercial along Sierra Highway near Highway 14) is to allow low-intensity local commercial uses that serve community residents and to prohibit high-intensity regional commercial uses that serve travelers."

Ms. Ayer also asserts: "in July of 2016, the County Board of Supervisors affirmed that "The Antelope Valley Area Plan stipulates that the unincorporated community of Acton does not allow freeway serving commercial businesses in its commercial zones". I think that was during a vote about a Primo Burger restaurant and a proposed drive-thru, which I think brought two lawsuits that the county both lost and that is back in some fashion for a DRP approval.

Charles F. Bostwick  
(661) 726-3600

---

**From:** Tim Clendenen  
**Sent:** Tuesday, March 10, 2026 5:43 PM  
**To:** Bostwick, Charles  
**Subject:** Acton Proposed Gas Station

We already have 3 gas stations! Please don't allow this to happen as it doesn't serve us but rather the commuting traffic.

This brings heavy traffic, trash and all the other things that come along with it.

Thank you,

Tim Clendenen

**From:** [JEANNE CATRON-GONZALEZ](#)  
**To:** [Barger, Kathryn](#)  
**Cc:** [actontakesaction](#); [Torres-Socarras, Ariel](#); [Bostwick, Charles](#)  
**Subject:** Support for Appeal of Project No. PRJ2024-001108, modification of parcel map no. 16832A  
**Date:** Tuesday, March 10, 2026 7:25:31 PM

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Supervisor Barger,

There have to be more reasons why another freeway-serving business is not appropriate than there are reasons to support it.

I don't know if you are familiar with the Acton area, but in my opinion every intersection along the 14 freeway through Acton already has the potential to back up into freeway traffic. Additional traffic generated by a large fuel station, on top of the three stations already at Crown Valley ... that's just crazy. Add more drive-thru businesses that attract more vehicles from the freeway? And the crime that comes with? No thanks. From what I'm reading and being told by my resident friends and the local LACSD

deputy over the past several years, the crimes that happen in Acton are mostly NOT being done by locals. It is folks looking for easy targets right off the freeway.

I support businesses that serve the immediate area ... sponsoring our high school teams and providing meeting places for the local residents to visit and paint and watch games. Our best mechanic is a local. Our best pizza place is locals. Our hardware store and auto parts store ... locals.

Doesn't the existing Acton and County-approved plan for Acton count for anything? Multiple BESS facilities are in planning stages threatening Acton. Now the applicant wants to put this 16-pump monstrosity into Acton. There are already three fuel stations at that intersection. We don't need another serving big rigs.

Please please help us by supporting this appeal. Thanks for your attention.

Jeanne Catron-Gonzalez  
661-212-8313

**From:** [Russell Fawkes](#)  
**To:** [Barger, Kathryn](#)  
**Cc:** [Torres-Socarras, Ariel](#); [Bostwick, Charles](#); [actontakesaction](#)  
**Subject:** SUPPORT for Appeal of Project No. PRJ2024-001108, modification of parcel map no.16832A  
**Date:** Wednesday, March 11, 2026 7:17:06 AM

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Dear Supervisor Barger,

A mega-pump truck stop has been opened along Pearblossom Highway in the past year, and a new truck stop with truck parking, pumps and facilities has recently opened on Avenue S and the 14 Freeway. Acton already has an additional three gas stations. These existing facilities in and near Acton are more than adequate to serve the needs of the locals, the truckers and freeway passers-by.

The addition of a 16 pump mega-station at Crown Valley Road and Sierra Highway in Acton is another assault on the residents of our town who simply wish to maintain the quality of life and rural atmosphere that attracted us in the first place. We don't need more traffic congestion. We don't want or need more choices of gas stations for our residents or to service the freeway traffic. We don't want the continued creep of facilities that will erode the basic nature of our community.

Subject Appeal filed by Save Our Rural Town clearly defines a number of legitimate reasons that this project modification should be denied. Other Acton residents who I have spoken with are opposed to this project. The addition of a 16 pump gas station clearly has no local support.

Please be a champion for our community and stop this onslaught of undesired projects in Acton.

Sincerely,

Russ Fawkes

**From:** [Denise Carbonaro](#)  
**To:** [Barger, Kathryn](#)  
**Cc:** [Bostwick, Charles](#); [Torres-Socarras, Ariel](#); [actontakesaction](#); [denise@ravensbrokenbranchranch.com](mailto:denise@ravensbrokenbranchranch.com)  
**Subject:** SUPPORT for Appeal of Project No. PRJ2024-001108, modification of parcel map no.16832A  
**Date:** Tuesday, March 10, 2026 9:31:41 PM

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Dear Supervisor Barger,

My name is Denise Sarracino. My husband, Marc Sarracino and I, have lived here for 5 years. We moved here from LA to start a therapy ranch using sanctuary horses, raising chickens and keeping bees. We are Ravens Broken Branch Ranch, or RBBR for short. We live 0.75 miles from the location discussed in this email.

We recently learned that on November 19, 2025, the property owner was granted a modification of plans by the Planning Commission, despite several Acton residents submitting letters in protest. We are very concerned about the recent approval of plans to build a 16-pump gas station next to the already 4 stations in the area. Why on earth do we need another gas station at this location? The area around the Crown Valley and Sierra Highway is already congested, especially during rush hour. This is a rural town not a pitstop for the 14 Highway. More apartments, retail/office space is much preferable to another gas station/convenience store. It is bad enough we have a line of food trucks competing with existing brick and mortar, established business.

It is very worrisome that this property was subdivided under the Lease Parcel Subdivision process in which the property owner agreed to develop according to the plan they submitted at that time. Since the property owner now wishes to develop something different—a 16 pump gas station verses office/retail space, the property owner should now be required to go through an entirely new subdivision—by law. The property owner cannot separate the NEW development plan from the EXISTING parcel map because they are required to be considered as ONE WHOLE PROJECT under the CA Environmental Quality Act. It seems to us that the modification to the parcel map violated the Lease Parcel Subdivision Map Act.

As our representative in LA county, please remember we would like a voice regarding proposed development before approval by the county within Acton. We have a lot at stake and do not appreciate having to spent time and effort to undo what was thoughtlessly done.

Thank you for listening to our concerns,

Sincerely,  
Deniseann Carbonaro Sarracino and Marc Sarracino  
Ravens Broken Branch Ranch  
818.434.3270

**From:** [b.de grandis](#)  
**To:** [Barger, Kathryn](#)  
**Cc:** [Torres-Socarras, Ariel](#); [Bostwick, Charles](#); [actontakesaction](#)  
**Subject:** SUPPORT for Appeal of Project No. PRJ2024-001108, modification of parcel map no.16832A  
**Date:** Tuesday, March 10, 2026 5:09:57 PM

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Dear Supervisor Barger,

I am writing to express my support for the appeal of Project No. PRJ2024-001108 concerning the modification of Parcel Map No. 16832A in Acton.

This parcel was originally subdivided under the Lease Parcel Subdivision provisions of the California Subdivision Map Act. That process allows an expedited subdivision only when the applicant agrees to develop the property in accordance with the specific development plan submitted at the time of subdivision. In this case, the approved development plan included construction of the Acton Apartments and an office/retail building on the front parcel. While the apartments were constructed, the current proposal for a 16-pump gas station with a fast-food restaurant and convenience store represents a substantial and materially different land use than the office/retail development originally approved.

Because the Lease Parcel Subdivision process is conditioned upon development consistent with the approved plan, a project of this magnitude should require a new subdivision application rather than a modification to the existing parcel map.

Additionally, the California Environmental Quality Act (CEQA) requires agencies to evaluate the “whole of the project” and prohibits segmentation or “piecemealing” of related actions in order to avoid environmental review. The removal of the two fire lanes from the parcel map appears directly connected to facilitating the proposed gas station development. Approving this modification without evaluating the environmental impacts associated with the proposed 16-pump gas station raises concerns that the project has been improperly segmented in violation of CEQA.

If the appeal is denied, the applicant may be able to proceed with the development as a ministerial approval. This would effectively bypass CEQA review and eliminate meaningful public participation in a project that could have substantial traffic, land-use, and environmental impacts on the Acton community.

The proposed development also raises concerns regarding consistency with the planning objectives of the Acton Community Standards District, which was adopted to preserve the rural character of the community and guide appropriate development patterns. A large freeway-oriented gas station with 16 pumps, fast food, and convenience retail appears inconsistent with the scale and intent of development envisioned under those standards and represents a significantly higher-intensity commercial use than originally contemplated.

Can staff explain how the removal of the fire lanes from Parcel Map No. 16832A was evaluated under CEQA without considering the proposed 16-pump gas station that the modification appears intended to facilitate, given CEQA's requirement that agencies evaluate the 'whole of the project' and avoid segmentation?

The proposed development also raises environmental concerns associated with large fueling facilities, including the installation and long-term operation of underground fuel storage tanks and the handling of hazardous materials. Projects of this type typically require careful evaluation of potential groundwater contamination, stormwater runoff containing petroleum products, and spill response capability. These issues are commonly analyzed under CEQA because of the well-documented environmental risks associated with leaking underground storage tanks. Allowing the project to proceed through a ministerial process could prevent proper evaluation of these environmental risks and their potential impact on the surrounding community.

In addition, the Sierra Highway and Crown Valley Road intersection already experiences significant congestion during commuter hours. A 16-pump fueling station combined with fast-food and convenience retail would likely generate substantially higher traffic volumes than the originally proposed office/retail use and could further worsen traffic flow and safety conditions at this intersection.

Has the County evaluated the projected daily trip generation for a 16-pump fueling station with convenience retail and fast food at the Sierra Highway and Crown Valley Road intersection, and if so, how were those impacts considered when approving the parcel map modification?

For the administrative record, I respectfully request that the Board consider

the following legal and procedural issues:

- Whether modification of Parcel Map No. 16832A is consistent with the requirements and limitations of the Lease Parcel Subdivision provisions of the California Subdivision Map Act.
- Whether the parcel map modification and the proposed gas station development constitute a single “whole project” under CEQA and therefore require environmental review together rather than as separate actions.
- Whether approval of the parcel map modification without evaluation of the proposed development constitutes improper segmentation or “piecemealing” under CEQA.
- Whether allowing the project to proceed ministerially following the modification would improperly circumvent discretionary review, CEQA analysis, and meaningful public participation.

I respectfully request that this correspondence be included in the administrative record for this appeal hearing.

For these reasons, I urge you to support the appeal and require that the applicant pursue a new subdivision application reflecting the actual proposed development. Doing so would ensure compliance with the Subdivision Map Act, proper CEQA review of the full project, and meaningful community participation in the decision-making process.

Addressing these issues now will help ensure that the County’s decision-making process remains transparent, legally defensible, and consistent with the intent of both the Subdivision Map Act and CEQA.

Thank you for your time and consideration.

Sincerely,

Brian De Grandis

Acton Resident

**From:** [MYTRNOW](#)  
**To:** [Barger, Kathryn](#); [Torres-Socarras, Ariel](#); [Bostwick, Charles](#); [actontakesaction](#)  
**Subject:** SUPPURT for appeal of Project No. PRJ2024-001108, modification of parcel map no. 16832A  
**Date:** Wednesday, March 11, 2026 9:21:04 AM

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Good Morning~

I am once again writing to all of you in hopes that something can be done about this proposed 16 pump gas station in Acton. While we continue to seemily be the forgotten step children. We have had to fight so many battles lately. It seems like its all coming in at once. WE really need the countys help in this. We all love our rural lifestyle and all the peace and quite along with harmony that comes with that. This is why we moved here. It seems like lately we are dodging once bomb after another. We are resilant but it's a lot to ask to have to keep our heads above water with one hand in the air waving for help.

I will start with this 16 pump gas staton. This station will create far more traffic for our area that has recently been overrun with food trucks and street vendors. ( also not legal ) It's already a very busy corner with the 3 stations we already have /with convience stores attached to each. Throw in one accident on the freeway and it becomes grid lock through our quiet little town. With lots of communters running stop signs and little to no regurard that this is a country communityl. Kids, horses, bicycles, and people walking their dogs. WE don't need any more gas pumps. It was always my understanding that in our community standards there are NO freeway serving businesses. Yet here we are fighting another large project. I believe our residents should be given a vote/voice in anything that will impact us like this does. We have a high school and middle school on both sides of this proposed project. A lot of The high schoolers drive right by here to get home everyday. Parents picking up at the junior high school also use this route a lot. The commuters who disregard our Yellow no passing lines , stop signs and speed limits through our town will only get worse. It was recently brought to my attention that the modification to the parcel map viiolates the Lease Parcel Subdivision Map Act. ( so its against your own laws) . Please do the right thing here and stand by what you originally stamped and stated this property was designated for.

WE are really so tired of fighting things that you would not allow anywhere else.

Like a 40 year old trailer park that should have been comdemed and torn down decades ago. Illegal food vendors that violate parking laws , canopy laws , attaching their canopies to private proerty fences, bright lights surrounding thier canopies ( also a dark skies violation) blocking sidewalks, dumping thier hot coals next to our fence-lines, dumping their trash on our roadways the list goes on. But yet this is all still happening here. it really needs to stop and we need your help. Don't even get me started on the BESS projects. We need you to do the right thing and stand up for us and our community. We pay taxes just like everyone else, A LOT of taxes. We voted ( for you by the way) and these homes are our lifetime investments. Please help us keep our amazing little town rural and a place where you want to raise a family. Know your neighbors and the community togetherness.

Thank you for your time. I do appreciate all of you.

Tammie Necessary  
661 433 8158

( The Only Necessary E~mail you will get today)

Sent with [Proton Mail](#) secure email.