

**Larry J. Connelly, D.V.M.**

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7193 Pearblossom Hwy., Littlerock, CA 93543  
661-944-0104

Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

ATTN: SEA Technical Advisory Committee

October 24, 2014

Re: Revision of the L.A. County General Plan/2035 - Public Review Draft 01/2014,  
Antelope Valley Planning Area  
Significant Ecological Area - Littlerock Creek SEA  
Parcels #3050-028-005 & #3050-028-007 (7193 Pearblossom Highway, Littlerock, CA)

Dear Sirs:

I am writing to you with my concerns for the Antelope Valley revisions of the General Plan. Specifically, I am protesting the designation "Significant Ecological Area" to the property known as 7193 Pearblossom Highway, Littlerock (assessor's parcel #3050-028-005 & #3050-028-007).

History:

This land has been used for commercial and agricultural use for over 100 years. Originally there was an old trading post located there. The property is bordered on the south boundary by Highway 138, with over 20,000 vehicles per day traveling by the property. In addition, the property sits east of the Littlerock Creek, sitting a good 10' or more above the creek bed itself. The property has previously been farmed for many years, with the old concrete irrigation pipes still present in places. It is totally flat with a very slight descending grade to the north. We have used these parcels as a vital part of our businesses. Over 120 years ago, Littlerock Creek did not even flow in its current location. It was diverted to the west intentionally from its approximate location at 80th Street East to protect and enlarge the orchards in the area. In addition, we have used the south-west corner which is adjacent to a road easement to access horse trails into and across the Littlerock Creek which pass under the bridge and thereby removing the danger of crossing Highway 138 on horseback. This is the most commonly used way to access these trails if you are north of Highway 138 and east of the Littlerock Creek. This allows access to the trails of the San Gabriel Mountains. It should be noted that the creek has

not had natural water flow for the entire time (24 years) that we have owned this property and when it does it is only when water is released from the Littlerock Dam or we have unusually heavy rains. Since 2010 ALL water has been diverted to Lake Palmdale.

In addition, I currently became aware that parcel #3050-028-005, by being listed as "SEA" is threatened to be taken from me by Eminent Domain by CalTrans (see attached letter from Nossaman LLP). My parcel sits next to the west-bound, single lane bridge on Highway 138 and Littlerock Creek. According to the SEA map overlays, the Department of Regional Planning has designated more than 30' into my parcel #3050-028-005 from the west, that sits above the creekbed as SEA -- this is the south-west corner adjoining the bridge at Highway 138. I feel that the SEA process has been tainted. It is being used by other government agencies basically as a way to take land by decreasing the assessed value of land through SEA regulation. By taking this land, it makes my other parcels worth less (I own two other parcels adjoining this parcel, the group of parcels joined together are worth more because the use is not restricted by size and setback limitations). These properties I depend on to sell upon my retirement -- by randomly denoting two parcels as SEA, my other parcel becomes worthless also, and twenty-four-plus years of my work have been taken from me.

In short, I am urging the Supervisors not to pass this revision of the General Plan. This SEA designation is an abuse of the process. What is worse is that the County is not protecting landowners from the abuse of power by State and Federal government agencies, but rather are aiding the theft of land through regulation. There is no reason for my parcels to be considered a SEA designation other than to devalue and then take from me. For me, this would be devastating, as it then consequently devalues all my parcels as well. Other property owners to the north of me also suffer unfairly from this process of random SEA designation.

Sincerely,

A handwritten signature in black ink that reads "Larry J. Connelly D.V.M." The signature is written in a cursive style with a large, stylized "L" and "C".

Larry J. Connelly, D.V.M

cc: Supervisor Michael D. Antonovich  
Supervisor Don Knabe  
Supervisor Zev Yaroslavsky

**GIS-NET3 Public** Planning & Zoning Information  
Department of Regional Planning for UNINCORPORATED LA County

Map Tools: Pan | Getting Started | Enter an APN or address in both or one of:

Welcome to GIS-NET3 Public! | Search and Locate | Tasks

Search Parcels By APN or Address | Enter or choose name... | Add | Remove | Go To

Map Layers | Legend | I Want To... | Location | Parcels | Select/Search | Named Extents/Bookmarks

Layer Name	Visible
Map of Plan of Bxways (2012)	<input type="checkbox"/>
Map of Plan of Highways	<input type="checkbox"/>
Parcel Boundary	<input checked="" type="checkbox"/>
Parcel Easement	<input type="checkbox"/>
Point Channel or Stream	<input type="checkbox"/>
Point Outdoor Lighting District (Dark)	<input type="checkbox"/>
Point Outdoor Lighting District Changes	<input type="checkbox"/>
Point Related Stations	<input type="checkbox"/>
Point Existing Land Use (2005)	<input type="checkbox"/>
Point Easement	<input type="checkbox"/>
Point Departmental Approval Area	<input checked="" type="checkbox"/>
Point Departmental and Construction Lines (in Draft)	<input type="checkbox"/>
Point Proposed + Developed Areas	<input checked="" type="checkbox"/>
Point Proposed + DRAFT	<input checked="" type="checkbox"/>
Point Line	<input type="checkbox"/>
Point District Setbacks	<input type="checkbox"/>
Point Environmental Resources	<input type="checkbox"/>
Point Rent Rezoning	<input type="checkbox"/>
Point Plan - La Vina (Altadena)	<input type="checkbox"/>
Point Plan - Newhall Ranch (SCV)	<input type="checkbox"/>
Point Plan - Northlake (SCV)	<input type="checkbox"/>

Filler Layers:  Clear

Map Labels: PALMDALE, ANTELOPE VALLEY, District 5, LITTLE ROCK WASH, R-A H5, RL10, A-2-1, A-2-1000V, CRU, CR, C-3, IL, W, CRU, CR, IL, 50 m, 200 ft

VIA U.S. MAIL

October 17, 2014

Larry Connelly  
7193 Pearblossom Hwy  
Little Rock, CA 93543**Re: SR 138 project may impact your property**

Dear Mr. Connelly:

As you are likely already aware, Caltrans is undertaking improvements to SR 138. You may have recently received notice that a portion of your property, identified as Assessor's Parcel No. 3050-028-005, appears likely to be needed for the construction of this project, and that Caltrans may exercise its power of eminent domain for the acquisition.

**What does this mean to you?**

Eminent domain is the power for government agencies to acquire private property for public use. As a landowner, you are entitled to compensation for this taking, and you are not required to accept the offer you receive from the government. I have included a short booklet, "A Property Owner's Survival Guide to Eminent Domain" which provides more information about the process and your rights. You can also visit our website for more information: [www.nossaman.com/eminentdomain--private-landowners](http://www.nossaman.com/eminentdomain--private-landowners)

**What do you need to do?**

In order to protect your interests and to ensure that you receive **the maximum amount of compensation** you are entitled to, it is important that you seek professional legal advice to understand your rights and options. Because the taking process can move quickly, timing is important, and it is critical that you act before the process begins.

**Get Experienced Legal Assistance from Nossaman**

Nossaman LLP is a preeminent California eminent domain law firm with one of the largest practices in the state. We have achieved **multi-million dollar awards** on behalf of our landowner clients, and we have extensive experience successfully representing landowners against agencies like Caltrans. In some cases, Nossaman may be able to represent you on a contingency fee basis, meaning there is **no cost to you** at the outset and we only collect a fee if we get you a better deal.

**For a free consultation to discuss your legal rights and options in this taking, please call me at 844.806.2800.**

Please understand that this is an advertisement or newsletter as defined by the Rules of the State Bar of California.

Very truly yours,

Artin N. Shaverdian  
of Nossaman LLP