

## RESOLUTION NO. SCV-397

### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SANTA CLARITA VALLEY WATER AGENCY PURSUANT TO GOVERNMENT CODE SECTION 54221 DECLARING THAT CERTAIN REAL PROPERTY LOCATED ON THE BORDER OF KINGS COUNTY AND KERN COUNTY ALONG STATE HIGHWAY 33 COMPRISING APPROXIMATELY 182 PARCELS IS EXEMPT SURPLUS LAND, AND FINDING THAT SUCH DECLARATION IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

**WHEREAS**, the Santa Clarita Valley Water Agency ("Agency") owns properties in fee commonly known as Devil's Den, located on the border of Kings County and Kern County along State Route 33 (SR 33) comprising approximately 182 APNs, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Properties").

**WHEREAS**, the Surplus Land Act, Government Code sections 54220 et seq. (the "SLA") applies when a local agency disposes of "surplus land," which is defined in the SLA as "land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use." (Government Code section 54221(b)(1).)

**WHEREAS**, the SLA expressly does "not apply to the disposal of exempt surplus land." (Government Code section 54222.3.)

**WHEREAS**, under the SLA, "exempt surplus land" includes real property that is used by a district for agency's use expressly authorized in subdivision (c) of Government Code section 54221. (Government Code section 54221(f)(1)(K).)

**WHEREAS**, subdivision (c) of Government Code section 54221 provides that for districts other than those whose primary mission or purpose is to supply the public with a transportation system, "agency's use" may include commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development or be the for sole purpose of investment or generation of revenue if the agency's governing body takes action in a public meeting declaring that the use of the site will do either of the following: (1) be expressly authorized by a statute governing the local agency, provided the district complies with Section 54233.5 where applicable; or (2) directly further the express purpose of agency work or operations. (Government Code section 54221(c)(2)(B).)

**WHEREAS**, the SLA requires local agencies such as the Agency to declare certain real property they own as either "surplus land" or "exempt surplus land," as supported by written findings, prior to any disposition of the real property.

**WHEREAS**, the Agency desires to lease (including options to lease or other types of disposals as may be appropriate) the Properties to solar energy generation companies for use in solar electric energy generation.

**WHEREAS**, the Agency is a district created and operating under the Santa Clarita Valley Water Agency Act, Water Code Appendix sections 145-1 et seq. ("Agency Act") whose primary

purpose relates to water resource management and water delivery in the Santa Clarita Valley. The Agency's primary purpose is unrelated to providing a transportation system to the public. (See Water Code Appendix section 145-2.5.).

**WHEREAS**, the use of the Properties for solar energy generation is "expressly authorized by a statute governing the local agency" because the Agency Act expressly provides that the Agency "shall have the power to ... enter into contracts with any public agency or private entity engaged in the generation or distribution of electric energy for the right to use ... real property of the agency, either inside or outside the agency, for energy generation or distribution purposes." (Water Code Appendix section 145-18(c).)

**WHEREAS**, a form of affordability covenant is attached hereto as Exhibit B and incorporated herein by reference, in compliance with Government Code sections 54221(c)(2)(B)(ii) and 54233.5.

**WHEREAS**, furthermore, the use of the Properties for solar energy generation will "directly further the express purpose of agency work or operations" because the Agency Act expressly provides that the Agency shall have the power to construct, operate, and maintain works to develop solar energy as a means of assisting in financing the construction, operation, and maintenance of its projects. (Water Code Appendix section 145-18(b).) Therefore, the lease of the Properties for solar energy generation will directly further the express purpose of utilizing solar energy generation to assist in financing the Agency's projects.

**WHEREAS**, the Board of Directors has reviewed this Resolution and now desires to declare the Properties as exempt surplus land under the SLA, based on the findings and justifications contained in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Santa Clarita Valley Water Agency as follows:

SECTION 1: The above recitals are true and correct and are a substantive part of this Resolution and findings of the Board of Directors.

SECTION 2: The Board of Directors hereby declares that the use of the Properties for solar energy generation will be expressly authorized by a statute governing the Agency, pursuant to Government Code section 54221(c)(2)(B)(ii), because the Agency Act expressly provides that the Agency "shall have the power to ... enter into contracts with any public agency or private entity engaged in the generation or distribution of electric energy for the right to use ... real property of the agency, either inside or outside the agency, for energy generation or distribution purposes." (Water Code Appendix section 145-18(c).) The form of affordability covenant attached hereto as Exhibit B and incorporated herein by reference, will be recorded if and when required by Government Code sections 54221(c)(2)(B)(ii) and 54233.5.

SECTION 3: Furthermore, the Board of Directors hereby declares that the use of the Properties for solar generation will directly further the express purpose of agency work or operations, pursuant to Government Code section 54221(c)(2)(B)(i), because the Agency Act expressly provides that the Agency shall have the power to construct, operate, and maintain works to develop solar energy as a means of assisting in financing the construction, operation, and maintenance of its projects. (Water Code Appendix section 145-18(b).) Therefore, the lease of the Properties for solar energy generation will directly further the express purpose of utilizing

solar energy generation to assist in financing the Agency's projects.

SECTION 4: The Board of Directors hereby declares that the Properties are exempt from the SLA as exempt surplus land pursuant to Government Code section 54221(f)(1)(K), based on the findings and declarations contained in this Resolution for the Properties, namely: (1) that the use of the Properties for solar energy generation will be expressly authorized by a statute governing the Agency because the Agency Act expressly provides that the Agency shall have the power to enter into contracts with any public agency or private entity engaged in the generation or distribution of electric energy for the right to use real property of the Agency, either inside or outside the agency, for energy generation or distribution purposes; and additionally (2) the lease of the Properties for solar energy generation will directly further the express purpose of utilizing solar energy generation to assist in financing the Agency's projects identified in Water Code Appendix section 145-18(b.)

SECTION 5: This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"). Agency staff has determined that the designation of the Property as exempt surplus does not have the potential for creating a significant effect on the environment and is therefore exempt from further review under CEQA pursuant to State CEQA Guidelines Section 15060(c)(3), because it is not a project as defined by the CEQA Guidelines, Section 15378. Adoption of the Resolution, in and of itself, does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

SECTION 6: The General Manager or designee is hereby authorized and directed to send a copy of this Resolution to the California Department of Housing and Community Development in accordance with the requirements of Section 400(e) of the SLA Guidelines, and finalize and record the affordability covenant if and when required by the SLA.

SECTION 7: If any section, subsection, paragraph, sentence, clause or phrase of this Resolution is declared by a court of competent jurisdiction to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining portions of this Resolution.

SECTION 8: The Secretary shall certify to the adoption of this Resolution.

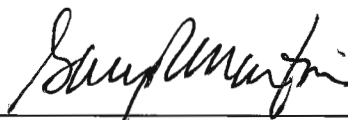
PASSED, APPROVED AND ADOPTED by the Board of Directors of the Santa Clarita Valley Water Agency at a regular meeting held on the 19th day of December, 2023, by the following roll call vote:

AYES: Directors Armitage, Colley, Cooper, Gutzeit, Marks, Martin, Orzechowski and Petersen

NOES: None

ABSTAIN: None

ABSENT: Director Braunstein



President of the  
Board of Directors  
Santa Clarita Valley Water Agency

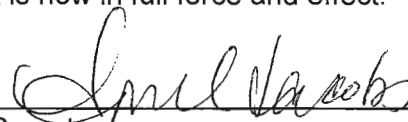
ATTEST:



Secretary to the  
Board of Directors  
Santa Clarita Valley Water Agency

I, the undersigned, hereby certify: That I am the duly appointed and acting Secretary of the Santa Clarita Valley Water Agency, and that at a regular scheduled meeting of the Board of Directors of said Agency held on December 19, 2023 the foregoing Resolution No. SCV-397 was duly and regularly adopted by said Board, and that said resolution has not been rescinded or amended since the date of its adoption, and that it is now in full force and effect.

DATED: December 19, 2023

  
Secretary

**EXHIBIT A  
THE PROPERTIES**

The Properties comprise the following list of APNs, and are depicted on the following map:

EXHIBIT A

APN

LEGAL DESCRIPTION – KINGS COUNTY

48-320-21	W 1/2 of SE 1/4 of NW 1/4 of NE 1/4, Sec. 19-T24-R19 MDB&M
48-320-22	E 1/2 of SE 1/4 of NW 1/4 of NE 1/4, Sec. 19-T24-R19 MDB&M
48-320-26	W 1/2 of NE 1/4 of NW 1/4 of NE 1/4, Sec. 19-T24-R19 MDB&M
48-320-27	E 1/2 of NE 1/4 of NW 1/4 of NE 1/4, Sec. 19-T24-R19 MDB&M
48-320-29	SW 1/4 of NW 1/4 of NW 1/4 of NE 1/4, Sec. 19-T24-R19 MDB&M
48-320-30	E 1/2 of SE 1/4 of NW 1/4 of Sec. 19, T24S, R19E, MDB&M
48-320-31	SW 1/2 Sec. 19-T24-R19 MDB&M
48-320-32	SW 1/4 of NW 1/4 and W 1/4 of SE 1/4 of NW 1/4, Sec. 19-T24-R19 MDB&M
48-320-33	SW 1/4 of NE 1/4 of NW 1/4 of Sec. 19, T24S, R19E, MDB&M
48-320-34	Por. Of NW 1/4, Sec. 19-T24-R19 MDB&M
48-320-43	57.47% UI SE 1/4 Sec. 19-T24-R19 exc. those portions deeded to the State of California MDB&M
48-320-49	W 1/2 of SE 1/4, Sec. 19-T24-R19 MDB&M
48-320-50	Por. W 1/2 of E 1/2 of SE 1/4, Sec. 19-T24-R19 MDB&M
48-330-01	Frac'l W 1/2, Sec. 30-T24-R19 MDB&M
48-330-15	W 1/2 of SW 1/4 of Frac'l Sec. 31-T24-R19, exc. Those portions deeded to the State of California MDB&M
48-330-16	19.17% UI E 1/2 of NW 1/4 of Frac'l Sec. 31-T24-R19 MDB&M
48-330-17	W 1/2 of NW 1/4, Sec. 31-T24-R19 MDB&M
48-330-18	W 1/2 of E 1/2 of NE 1/4 of SW 1/4, Sec. 31-T24-R19 MDB&M
48-330-20	W 1/2 of NE 1/2 of SW 1/4 of Sec. 31-T24-R19 MDB&M
48-330-25	Por. lying W of Coastal Branch of the California Aqueduct in SE 1/4 of SW 1/4 of Sec. 31, T24S, R19E, MDB&M
48-330-28	Por. Lying W of Coastal Branch of the California Aqueduct in SE 1/4 of SW 1/4 of Sec. 31, T24S, R19E, MDB&M
50-260-15	W 25 Ac. Of E 90 Ac. Of SE 1/4, Sec. 13-T24-R19 MDB&M
50-260-16	E 46 Ac. Of W 230 Ac. Of S 1/2, Sec. 13-T24-R19 MDB&M
50-260-47	Sec. 24-T24-R18 except 15 Ac. MDB&M
50-260-54	Por. Of SE 1/4 of Sec. 24-T24-R18 MDB&M
50-260-69	W 22-1/2 Ac. Of E 45 Ac. Of SE 1/4 of Sec. 13-T24-R19 MDB&M
50-260-70	E 22-1/2 Ac. Of E 45 Ac. Of SE 1/4 of Sec 13-T24-R19 MDB&M
50-340-14	S 1/4 of Sec. 33-T24-R18 MDB&M
50-350-13	N1/2 of NW1/4, Sec. 25-T24-R18 MDB&M
50-350-14	NW1/4 of NE1/4; and N1/2 of SW1/4 of NE1/4 of Sec. 25, T24S, R18E, MDB&M
50-350-15	Por. of Sec. 25-T24-R18 MDB&M
50-350-17	S 1/2 of SE 1/4, Sec. 25-T24-R18 MDB&M
50-350-19	SW 1/4 of NW 1/4, Sec. 25-T24-R18 MDB&M
50-350-20	NE 1/4, Sec. 36-T24-R18 MDB&M
50-350-21	SE 1/4, Sec. 36-T24-R18 MDB&M
50-350-22	SW 1/4, Sec. 36-T24-R18 MDB&M
50-350-23	NW 1/4 of Sec. 36-T24-R18 MDB&M
50-350-36	Por. of Sec. 34-T24-R18 MDB&M
50-350-37	S 1/2 of SW 1/4, NW 1/4 of SW 1/4, Sec. 34-T24-R18 MDB&M
50-350-41	Por. of N 1/2 of SE 1/4, Sec. 25-T24-R18 MDB&M
50-350-42	N 1/2 of SW 1/4, Sec. 25-T24-R18 MDB&M
50-350-43	All land lying S & E of that unnamed creek bed in the SE 1/4 of SE 1/4 of Sec. 35, T24S, R18E, MDB&M

APNLEGAL DESCRIPTION – KERN COUNTY

43-070-01-01 N 1/2 of N 1/2 frcl. exc. min. rts. Sec. 3-T25S-R18E MDB&M  
43-070-02-01 S 1/2 of N 1/2; N 1/2 of SE 1/4; SE 1/4 of SE 1/4, SR exc. S 1/2 of SE 1/4 of NW 1/4 & exc. SW 1/4 of SW 1/4 of SE 1/4 of NE 1/4 & exc. W 1/2 of NW 1/4 of NW 1/4 of SE 1/4 & exc. NW 1/4 of SW 1/4 of NW 1/4 of SE 1/4 exc. road Sec. 3-T25S-R18E MDB&M  
43-070-06-01 SW 1/4 of SW 1/4; W 1/2 of W 1/2 of NW 1/4 of SW 1/4; W 1/2 of NW 1/4 of SW 1/4, exc. min. rts. Sec. 3-T25S-R18E MDB&M  
43-070-08-01 E 1/2 of SW 1/4 of SW 1/4; E 1/2 of E 1/2 of W 1/2 of NW 1/4 of SW 1/4; NE 1/4 of SW 1/4, exc. S 1/2 of the S 1/2, Sec. 3-T25S-R18E MDB&M  
43-070-09-01 S 1/2 of S 1/2 of SE 1/4 of NW 1/4; SW 1/4 of SW 1/4 of SW 1/4 of NE 1/4; W 1/2 of NW 1/4 of NW 1/4 of SE 1/4; NW 1/4 of SW 1/4 of NW 1/4 of SE 1/4; Sec. 3-T25S-R18E MDB&M  
43-070-13-01 W 1/2 of NW 1/4; NW 1/4 of SW 1/4 frcl. exc. min. rts. Sec. 2-T25S-R18E MDB&M  
43-070-14-01 E 1/2; E 1/2 of W 1/2 excl. min. rts. exc. Road Sec. 2-T25S-R18E MDB&M  
43-070-15-00 SE 1/4 of SW 1/4 exc. Min. rts. exc. Road Sec. 2-T25S-R18E MDB&M  
43-070-29-00 NW 1/4 of NW 1/4 frcl. SR Sec. 1-T25S-R18E MDB&M  
43-070-30-01 NW 1/4 of NW 1/4 frcl. exc. Min. rts. Sec. 1-T25S-R18E MDB&M  
43-070-31-01 E 1/2 of NE 1/4 excl. min. rts. exc. road Sec. 1-T25S-R18E MDB&M  
43-070-32-01 W 1/2 of NE 1/4 exc. min rts. exc. road Sec. 1-T25S-R18E MDB&M  
43-070-33-00 W 1/2 of SE 1/4 Sec. 1-T25S-R18E MDB&M  
43-070-34-01 S 1/2 of SW 1/4 exc. min. rts. Sec. 1-T25S-R18E MDB  
43-070-35-01 N 1/2 of SW 1/4; SW 1/4 of NW 1/4 excl. min. rts. Sec. 1-T25S-R18E MDB&M  
43-070-36-00 W 1/2 of SE 1/4 of NW 1/4, Sec. 1-T25S-R18E MDB&M  
43-070-37-00 E 1/2 of SE 1/4 of NW 1/4, Sec. 1-T25S-R18E MDB&M  
43-070-39-00 E 1/2 frcl. Lying Ely of California Aqueduct excl. frcl. of the NE 1/4 of NE 1/4 excl. min. rts. exc. roads Sec. 12-T25S-R18E MDB&M  
43-070-40-00 E 1/2 frcl. lying Ely of California Aqueduct excl. frcl. of the NE 1/4 of NE 1/4 excl. of min. rts. exc. roads Sec. 12-T25S-R18E MDB&M  
43-080-01-00 NE 1/4 of SE 1/4 excl. road Sec. 1-T25 S-R18E MDB&M  
43-080-02-01 N 1/2 of SE 1/4 of SE 1/4 of excl. of min. rts. exc. road Sec. 1-T25S-R18E MDB&M  
43-080-03-01 S 1/2 of SE 1/4 of SE 1/4 of excl. of min. rts. exc. road Sec. 1-T25S-R18E MDB&M  
43-100-48-00 E 1/2 lying Wly of California Aqueduct SR Sec. 13-T25-R18E MDB&M  
43-100-49-00 E 1/2 SR excl. road lying Ely of California Aqueduct Sec. 13-T25S-R18E MDB&M  
43-100-50-00 N 1/2 of NE 1/4 of NE 1/4; W 1/2 of NE 1/4 excl. min. rts. exc. road Sec. 24-T25S-R18E MDB&M  
43-100-51-00 W 1/2 of NE 1/4 lying Wly of California Aqueduct excl. min. rts. Sec. 24-T25S-R18E MDB&M  
43-100-57-01 S 1/2 of NE 1/4 of NE 1/4 and SE 1/4 of NE 1/4 Sec. 24-T25S-R18E MDB&M  
43-100-58-01 NE 1/4 of SE 1/4 Sec. 24-T25S-R18E MDB&M  
43-100-57-01 S 1/2 of NE 1/4 of NE 1/4 and SE 1/4 of NE 1/4 Sec. 24-T25S-R18E MDB&M  
43-230-21-01 NE 1/4 of Sec. 7-T25S-R18E MDB&M  
43-230-22-01 N 1/2 of SE 1/4; SE 1/4 of SE 1/4 excl. min. rts. Sec. 7-25-19 MDB&M  
43-230-23-01 SW 1/4 of SE 1/4 exc. por. to State Sec. 7-T25-R19 MDB&M  
43-230-24-00 SW 1/4 of SW 1/4 excl. road Sec. 7-25-19 MDB&M  
43-230-25-01 NW 1/4 of SW 1/4 excl. N 466.6' of W 466.7; E 1/2 of SW 1/4 excl. min. rts. excl. road Sec. 7-T25-R19 MDB&M  
43-230-26-01 N 466.7' of SW1/4 excl. min rts. Sec. 7-T25-R19 MDB&M  
43-230-27-01 S 1/2 of S 1/2 of NW 1/4 frcl. excl. W of Westside Highway and excl. min. rts. excl. road Sec. 7-T25-R19 MDB&M  
43-230-28-01 NW 1/4 frcl. excl. S 1/2 of S 1/2 of S 1/2 and excl. W 1/2 excl. min. rts. excl. road and California Aqueduct Sec. 7-T25-R19 MDB&M

APN

LEGAL DESCRIPTION – KERN COUNTY

43-230-30-00	W 1/2 excl. S 250' of W 342.06' and excl. SW 1/4 of SW 1/4 and excl. min. rts. excl. road Sec. 6-T25-R19 MDB&M
43-260-01-01	All exc. Devil's Den Townsite excl. min. rts. exc. road Sec 18-T25-R19 MDB&M
43-260-02-01	NW 1/4; SW 1/4 of SW 1/4; E 1/2 of SW 1/4 excl. min. rts. exc. road Sec. 17-T25-R19 MNB&M
43-260-24-01	SW 1/4 of NW 1/4 excl. of min. rts. exc. road Sec. 20-T25-R19 MDB&M
43-260-25-01	E 1/2 of NW1/4; NW 1/4 of NW 1/4 excl. of min. rts. exc. road Sec. 20-T25-R19 MDB&M
43-260-27-00	S 1/2 of N 1/2 of NE 1/4 Sec. 20-T25-R19 MDB&M
43-260-31-01	E 1/2 of NE 1/4 Sec. 19-T25-R19 exc. por. deeded to State of California MDB&M
43-260-32-01	S 1/2 of NE 1/4; NW 1/4 of NE 1/4; W 1/2 of NE 1/4 of NE 1/4 Sec. 19-T25-R19 MDB&M
43-260-33-00	NW 1/4 frcl. SR Sec. 19-T25-R19 MDB&M
43-260-53-02	3/4 int. NW 1/4 of SW 1/4 Sec. 17-T25-R19 MDB&M
43-260-55-00	N 1/2 of N 1/2 of NE 1/4 Sec. 20-T25-R19 MDB&M 1/4 int. in NW 1/4 of SW 1/4 of 17-T-25-R19 MDB&M



DEVIL'S DEN TOWNSITE

APN

LEGAL DESCRIPTION – KERN COUNTY

43-281-01-01	Lots 1-16 inc. 19-32 inc. excl. m.r. Block 8
43-281-02-00	Lots 17 and 18, Block 8
43-282-04-00	Lots 22 and 23, Block 7
43-282-05-00	Lots 20, Block 7
43-282-06-01	1/2 int. Lots 17 and 18, Block 7
43-282-06-03	1/4 int. Lots 17 and 18, Block 7
43-282-06-04	1/4 int. Lots 17 and 18, Block 7
43-282-07-01	Lots 1-16 inc. 21, 25, 26, 29, 30, 31 Block 7
43-282-08-01	Por. Lot 19, Block 7
43-283-01-01	All Block 2
43-283-01-00	Lot 1, Block 1
43-284-08-00	Lots 31 and 32, Block 1
43-284-10-00	Lots 6-28 inc., Block 1
43-291-01-01	1/2 int. Lot 30, Block 6
43-291-01-02	1/2 int. Lot 30, Block 6
43-291-02-01	1/2 int. Lot 28, Block 6
43-291-02-02	1/2 int. Lot 28, Block 6
43-291-04-01	Por. Lot 26, Block 6
43-291-04-02	1/4 int. Lot 26, Block 6
43-291-04-03	1/4 int. Lot 26, Block 6
43-291-05-00	Lot 25, Block 6
43-291-06-00	Lots 23 and 24, Block 6
43-291-07-01	Lots 21 and 22, Block 6
43-291-08-01	1/2 int. Lot 20, Block 6
43-291-08-02	1/2 int. Lot 20, Block 6
43-291-09-00	Lots 17 and 18, Block 6
43-291-10-00	Lots 1-16 inc., 19-29, inc., 31 and 32, Block 6
43-292-01-00	Lots 31 and 32, Block 5
43-292-02-03	Lots 29 and 30, Block 5
43-292-03-00	Lot 27, Block 5
43-292-04-01	1/2 int. Lots 21 and 22, Block 5
43-292-04-02	1/2 int. Lots 21 and 22, Block 5
43-292-05-00	Lots 17-20 inc., Block 5
43-292-06-01	Lots 1-16 inc., 23-26 inc., 28, Block 5
43-293-01-01	All Block 4
43-294-01-01	All Block 4
43-301-01-01	Lots 1-13 inc., 17-32 inc., Block 14
43-301-02-01	1/2 int. Lot 14, Block 14
43-301-02-02	1/2 int. Lot 14, Block 14
43-301-03-00	Lots 15 and 16, Block 14
43-302-01-00	Lots 31 and 32, Block 13
43-302-02-01	1/2 int. Lots 4-12 inc., 15-30 inc., Block 13
43-302-02-02	1/2 int. Lots 4-12 inc., 15-30 inc., Block 13
43-302-03-00	Lot 1, Block 13
43-302-04-00	Lot 1, Block 13
43-302-06-00	Lots 13 and 14, Block 13
43-303-01-00	Lot 32, Block 12
43-303-02-01	Lots 29-31 inc., Block 12
43-303-03-00	Lots 27 and 28, Block 12

DEVIL'S DEN TOWNSITE, Continued

APN                      LEGAL DESCRIPTION ~ KERN COUNTY

43-303-04-01      Lots 24-26 inc., Block 12  
43-303-05-00      Lot 23, Block 12  
43-303-06-01      Lots 17-22 inc., Block 12  
43-303-08-01      Lot 10, Block 12  
43-303-09-00      Lot 9, Block 12  
43-303-11-01      Lots 5 and 6, Block 12  
43-303-12-00      Lots 3 and 4, Block 12  
43-303-13-00      Lots 1 and 2, Block 12  
43-304-01-00      Lots 31 and 32, Block 11  
43-304-02-01      1/2 int. Lots 29 and 30, Block 11  
43-304-02-02      1/4 int. Lots 29 and 30, Block 11  
43-304-02-03      1/4 int. Lots 29 and 30, Block 11  
43-304-03-01      Lots 23-28 inc., 5 and 6, Block 11  
43-304-05-00      Lot 21, Block 11  
43-304-06-00      Lot 20, Block 11  
43-304-07-02      1/2 int. Lot 19, Block 11  
43-304-08-01      Lot 18, Block 11  
43-304-09-01      Lot 17, Block 11  
43-304-10-00      Lot 16, Block 11  
43-304-12-00      Lot 14, Block 11  
43-304-13-02      1/2 int. Lot 13, Block 11  
43-304-14-01      1/2 int. Lots 11 and 12, Block 11  
43-304-14-02      1/2 int. Lots 11 and 12, Block 11  
43-304-14-03      1/2 int. Lots 11 and 12, Block 11  
43-304-16-02      1/2 int. Lot 9, Block 11  
43-304-17-01      Lot 8, Block 11  
43-304-18-02      1/2 int. Lot 7, Block 11  
43-311-01-01      Lots 1-16 inc., 25-32 inc., Block 16  
43-312-01-01      Lots 1-14 and 17-32, Block 15  
43-312-03-00      Lots 15 and 16, Block 15  
43-313-01-00      Lot 27, Block 10  
43-313-02-01      Lots 1-10 inc., 23-26 inc., 28-32 inc., Block 10  
43-313-04-00      Lot 17, Block 10  
43-313-05-00      Lot 14, Block 10  
43-313-07-01      Lots 13, 15, 16, 18-20 inc., Block 10  
43-314-01-01      Lots 1-14 inc., 17-32 inc., Block 9  
43-314-02-00      Lots 15 and 16, Block 9

All in Devil's Den, unincorporated area of County of Kern, State of California, as per  
Map recorded in book 1, page 133, in the office of the County Recorder of said County.

43-320-01-00      NW 1/4 of SW 1/4; NW 1/2 of SW 1/4 of SW 1/4, SE 1/4 of SW 1/4, Sec. 19-T25S-R19  
MDB&M  
43-320-03-00      W 1/2 of NW 1/4 of NE 1/4 of SE 1/4 of Sec. 19-T25S R19E MDB&M  
43-320-04-00      NE 1/4 of NE 1/4 of SE 1/4; SW 1/4 of NE 1/4 of SE 1/4 of SE 1/4; E 1/2 of NW 1/4 of NE 1/4  
of SE 1/4 Sec. 19-T25S-R19E MDB&M  
43-320-05-00      SE 1/4 of NE 1/4 of SE 1/4 Sec. 19-T25S R19 E MDB&M  
43-320-06-00      SW 1/4 of SE 1/4 Sec. 19-T25S-R19E MDB&M  
43-320-07-00      S 1/2 of SW 1/4 of SW 1/4 Sec. 19-T25S-R19E exc. N 1/2 of SW 1/4 of SW 1/4 of SW 1/4 of  
SW 1/4 MDB&M

Buildings

Residences located in SE 1/4 of SW 1/4 of SW 1/4 of SW 1/4 Sec. 36-T24S-R19E in Kings County.  
Parcel #050-350-220.

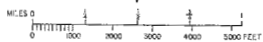
# CASTAIC LAKE WATER AGENCY

NEWHALL CALIFORNIA

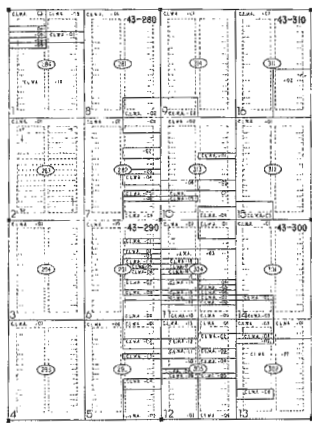
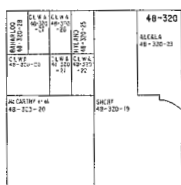
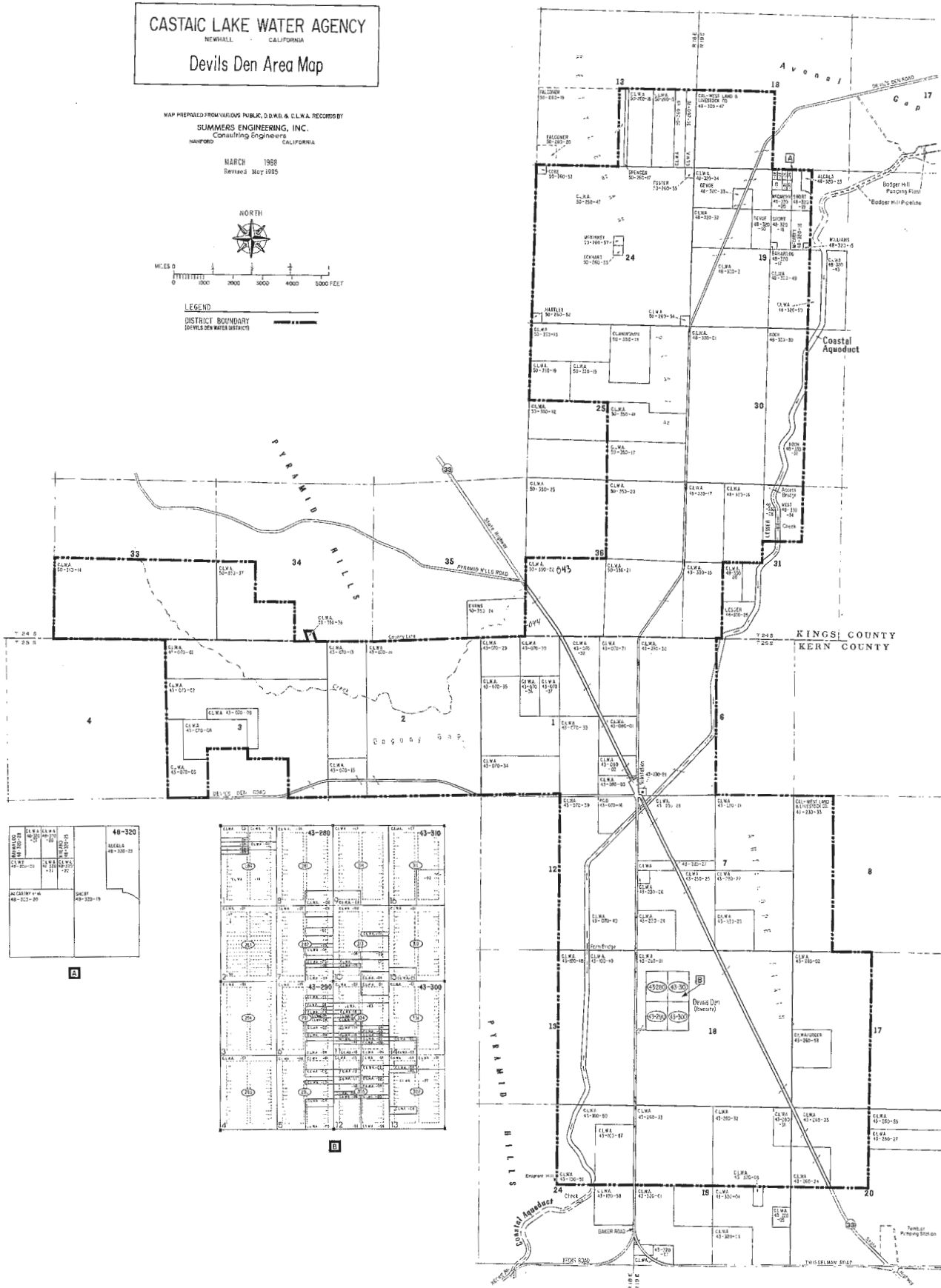
## Devils Den Area Map

MAP PREPARED FROM VARIOUS PUBLIC, D.D.M.I. & C.L.W.A. RECORDS BY  
**SUMMERS ENGINEERING, INC.**  
Consulting Engineers  
MANFORD CALIFORNIA

MARCH 1988  
Revised May 1995



**LEGEND**  
DISTRICT BOUNDARY  
(DEVILS DEN WATER DISTRICTS)



RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Santa Clarita Valley Water Agency

[ADDRESS]

**EXEMPT FROM RECORDING FEES**  
(Government Code §§6103 & 27383)

Space Above Line for Recorder's Use Only

APN: [LIST]

**DECLARATION OF RESTRICTIVE COVENANTS**

THIS DECLARATION OF RESTRICTIVE COVENANTS ("Restrictive Covenant") is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ by the Santa Clarita Valley Water Agency, a public agency existing under the authority of the laws of the State of California (hereinafter "Declarant"), with reference to the following facts:

RECITALS

A. Declarant is the sole owner in fee simple of that certain property as more fully described in **Exhibit A** and depicted in **Exhibit B** (the "Parcel").

B. In anticipation of the lease of the Parcel, Declarant complied with the terms of the Surplus Land Act (Government Code § 54220 et seq.) (the "Act").

C. On \_\_\_\_\_, Declarant's Board of Directors adopted Resolution No. \_\_\_\_\_, which, among other things, declared the Parcel as exempt surplus land pursuant to Section 54221(b)(1) and Section 54221(f)(1)(K) of the Act.

COVENANTS, TERMS, CONDITIONS AND RESTRICTIONS

In consideration of the above recitals, Declarant hereby declares the Parcel shall be held, transferred, conveyed, leased, occupied or otherwise disposed of, and used subject to the following restrictive covenants:

Where local zoning permits development of 10 or more residential units or is rezoned within five years of Declarant's disposal to permit the development of 10 or more residential units, and if ten (10) or more residential units are developed on the Parcel, not less than 15 percent of the total number of residential units developed on the Parcel shall be sold or rented at affordable housing cost, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the California Health and Safety Code, to lower income households, as defined in Section 50079.5 of the California Health and Safety Code. Rental units shall remain affordable to and occupied by lower income households for a period of 55 years for rental housing and 45 years for ownership housing. The initial occupants of all ownership units shall be lower income households, and the units shall be subject to an equity sharing agreement consistent with the provisions of paragraph (2) of subdivision (c) of Section 65915 of the California

Government Code. These requirements shall be covenants or restrictions running with the land and shall be enforceable against any owner who violates a covenant or restriction and each successor-in-interest who continues the violation by any of the entities described in subdivisions (a) to (f), inclusive, of Section 54222.5 of the California Government Code.

IN WITNESS WHEREOF Declarant has executed this Restrictive Covenant the day and year first above written and agrees to be bound by the terms and provisions hereof.

DECLARANT:

Santa Clarita Valley Water Agency, a public agency existing under the authority of the laws of the State of California

Date: \_\_\_\_\_

By: \_\_\_\_\_, General Manager

Exhibit A  
Legal Description

WILL BE INCLUDED AT A LATER DATE

Exhibit B  
Legal Depiction

WILL BE INCLUDED AT A LATER DATE