

**APPENDIX J –
NEED AND OPPORTUNITY
MAPS BY POLITICAL AND
PLANNING BOUNDARIES:
ASSEMBLY DISTRICTS**

APPENDIX G THROUGH O— NEED AND OPPORTUNITY MAPS BY POLITICAL AND PLANNING BOUNDARIES

Appendices G through P show the same set of maps but for different geographies to understand how they are distributed across political and planning boundaries. Organizing data this way makes it easier to engage elected officials and public agencies by highlighting opportunities within their jurisdictions and offering a stronger case for action. It also gives community advocates useful information to call for more investment in the areas of highest need. The map series consists of the following:

High Park-Need and Disadvantaged Communities

This map identifies the highest-need areas, highlighting disadvantaged communities within high park-need areas across Los Angeles County.

The red areas on the map represent disadvantaged communities (SB535 per CalEnviroScreen 4.0) that fall in any of the following:

- » High Park Need Areas (2016 PNA);
- » Very High Park Need Areas (2016 PNA);
- » Priority Areas for Restoration (2022 PNA+);
- » Priority Areas for Conservation (2022 PNA+);
- » Priority Areas for Rural Recreation (2022 PNA+); or
- » Priority Areas for Regional Recreation (2022 PNA+)

These are the highest need areas within the County and serve as the baseline for the following analyses. The following maps display the same data from the countywide analyses, now organized by key political and planning boundaries for greater relevance.

Coalition Priority Projects

This map highlights priority park and open space projects identified by the PNA+ Coalition and State Conservancies in the county's highest-need areas. Of the 107 total priority projects identified countywide, 56 are located in the highest-need areas. A complete list of all 107 projects can be found in Appendix B.

These projects already have some level of community input and support, active partnerships, existing momentum, and available funding. Many of these projects may already be underway or have

foundational work completed. These considerations help ensure that decision-making is informed, realistic, and responsive to local context—guiding limited resources toward projects that will have the greatest impact in communities with the highest need.

The map does not include parcel-level data and may miss smaller, neighborhood-scale parks that are important priorities for local residents. Ongoing engagement with communities and the organizations that serve them is essential to ensure a balanced investment.

Repairs to Poor-Condition Parks

This map identifies existing parks in need of repairs within the highest-need areas. It identifies 96 priority parks (3,016 acres) that are in “poor” condition or have amenities that are in “poor” condition according to the 2024 Los Angeles County Regional Park and Open Space District Park Inventory. The 2016 PNA estimated it would cost \$10 billion to replace all park amenities in LA County that were rated in “poor” condition.

Agencies that own or manage parks in Los Angeles County are required to update their park inventory data every two years to remain eligible for Measure A funding. As part of this process, park conditions are assessed using a qualitative rating system that categorizes parks as being in poor, fair, or good condition. Recent assessments have identified numerous parks, open spaces, and trails in need of repairs and maintenance, ranging from minor improvements to major rehabilitation.

Park maintenance in LA County—and across the U.S.—is chronically underfunded due to limited funding streams and a political focus on building new parks over maintaining existing ones. Yet routine upkeep of restrooms, irrigation systems, landscaping, and other features is essential to preserving park investments and ensuring long-term usability.

Measure A provides about \$117 million annually for capital improvements, access programs, job training, and technical assistance. It also offers Maintenance and Servicing funding through the Regional Park and Open Space District. However, this support is limited to projects funded by Prop A or Measure A and does not cover day-to-day operations. Maintenance and Servicing includes routine and corrective tasks that keep parks in working order—such

as repairs, equipment servicing, landscaping, debris removal, and inspections. It may also include replacing facilities nearing the end of their useful life.

While Measure A helps fund new parks and major renovations, the need for maintenance funding far exceeds the available funds. Deferred maintenance is growing due to aging infrastructure, limited staff capacity, rising demands, climate impacts, and shifting budgets. This trend threatens the sustainability of the County's park system and must be addressed to ensure high-quality, accessible parks for all communities.

Biodiversity

Los Angeles County is one of the most biodiverse regions in the United States, home to over 4,000 species of plants and animals. With more than 10 million residents, it's also the most populous county—making it a unique place where people and wildlife coexist. Traditionally, conservation efforts have focused on areas outside of cities, but the PNA+ Implementation Plan offers an opportunity to change that. By aligning park equity and environmental goals, the plan helps bridge the gap between urban and natural spaces.

The map in this section identifies where biodiversity is most concentrated and where it can be strengthened—especially in communities with limited access to nature. It's a practical tool for groups interested in protecting and expanding wildlife habitat in the county's highest-need areas.

Gray, turquoise, and green areas indicate Very High, High, or Moderate biodiversity—critical zones where continued conservation is needed to protect diverse species and ecosystems.

Light green and yellow areas represent Low or Very Low biodiversity—places where increased investment could improve habitat connectivity and support more diverse ecosystems.

Public K-12 Schools

This map highlights green schoolyard opportunities by identifying 141 public K–12 schools in high-need areas as potential sites for campus greening.

By greening schoolyards and establishing shared use or joint use agreements, communities can transform schools into neighborhood parks during non-school hours. Many campuses in Los Angeles County are dominated by paved asphalt with little to no vegetation. Asphalt schoolyards can be detrimental to children's development and well-being since they generally result in reduced physical activity, lack interactive features, and limit important connections to nature. These sites present strong opportunities for improvement

through pavement removal and adding trees, vegetable and native gardens, water features, art, outdoor classrooms, stormwater elements, and other park-like features. Over the last 20 years, a schoolyard greening trend has taken hold, spearheaded by organizations such as the Trust for Public Land and Green Schoolyards America.

Planned Trails and Bikeways

This map highlights planned but unbuilt County trails and bikeways in the highest-need areas. It identifies nearly 98 miles of multi-purpose trails and over 430 miles of road-separated bikeways that could enhance mobility access and connect communities to parks and recreation opportunities. These routes are sometimes called 'Safe Routes to Parks' and may be eligible for both state and federal funding streams for projects that address stated goals of the Safe Routes program.

All alignments shown are planned trails or bikeways that have been identified by LA County Parks and the Southern California Association of Governments (SCAG) used for active transportation planning. It's worth noting that the construction of planned bikeway routes is often contingent on future related roadway improvements, lane reconfigurations, or transit project implementation.

Because 'Safe Routes to Parks' typically rely on property outside the purview of parks and recreation, additional coordination with city, county, and state departments of transportation and transit agencies who own lands where planned trails are located is absolutely critical to creating a shared vision for the future of trails and bikeways in the County. Connecting public K-12 schools with identified green schoolyard priority projects with a Safe Route to Parks/Schools would be another way to expand the community reach of a new trail or bikeway connection.

LUST Cleanup Sites

This map highlights 99 Leaking Underground Storage Tank (LUST) sites located in the highest-need areas across the county—sites with contaminated soils that have the potential for environmental remediation and redevelopment into community-serving parks. While LUST sites are just one of several priority restoration areas identified in the 2022 PNA+ Plan—others include oil fields and other polluted sites—they stand out due to the availability of established funding streams and a clear regulatory framework for cleanup and reuse.

LUST sites typically originate from former gas stations, auto repair shops, or industrial facilities where fuel or hazardous substances have leaked into surrounding soil and groundwater. Many of these

sites are located along high-traffic corridors and may vary in size and suitability for park development. For agencies and community groups interested in transforming these sites into parks, the first critical step is identifying the landowner and contacting the Department of Toxic Substances Control (DTSC) for technical guidance.

Though remediation is often complex and costly, it represents a unique opportunity to reclaim polluted land for public good—supporting environmental justice, improving public health, and expanding access to green space. The map is designed as a starting point for community-driven exploration, helping groups identify remediation opportunities in their communities and identify next steps. Successful transformation will require administrative support, regulatory compliance, potential community and tribal engagement, and sustained collaboration with DTSC staff to move projects from vision to reality.

While groups with prior experience in redeveloping degraded sites may find the process more navigable, each LUST site is unique and may involve different regulatory requirements and reviews (see Appendix E). Support from trained staff at the DTSC is essential to guide projects from start to finish, ensuring compliance and eligibility for funding or reimbursement.

Tax-Defaulted Properties and Vacant Lands

These maps highlights tax-defaulted properties and vacant lands in the highest-need areas, two property types that may be more accessible for acquisition and park development.

Twice a year, the Los Angeles County Treasurer and Tax Collector holds an auction to sell tax-defaulted properties. In early 2025, the Board of Supervisors issued a motion directing County departments, including Parks and Recreation, to evaluate tax-defaulted properties for potential purchase and use as pocket parks or other community-serving spaces.

Here, “vacant” refers to parcels classified as vacant in the UrbanFootprint database, which licenses national parcel-level land use data. These parcels were further filtered to include only those that are at least 0.25 acres in size and have a slope suitable for potential park development.

While tax-defaulted and vacant lands may appear to be “low-hanging fruit” for parkland conversion, they often come with challenges. Many of these properties are in tax default or remain vacant due to conditions that make them unsuitable for park uses, such as pollution, poor transit access, incompatible surrounding land uses, steep slopes, small or irregular lot sizes, or lack of utility infrastructure. Additionally, property owners have the legal right to contest the sale and redeem the property at any point before

the sale—and for up to one year afterward—creating a major disincentive for potential buyers. A recent US Supreme Court decision has further increased uncertainty and potential costs associated with acquiring tax-defaulted properties. As a result, site-specific feasibility studies are essential to assess the true potential and cost-effectiveness of converting these properties into parkland.

Wildfires

These maps highlight parks, recreation sites, and trails directly impacted by the January 2025 wildfires. Beyond the devastating loss of lives and property, the fires damaged recreation areas, reducing park and nature access for nearby communities.

Unlike the previous maps, which focus on the highest-need areas (defined by the PNA, PNA+, and CalEnviroScreen), these maps identify the areas most affected by the wildfires. They serve as guides for groups involved in wildfire recovery and those working at the intersection of park equity and climate resilience. Wildfire recovery is expected to be a key focus of Climate Bond funding allocated to Los Angeles County in 2025.

- » Areas in red show the approximate perimeters of wildfires
- » Areas in green show regional sites affected (e.g., trails, beaches, lakes, natural open spaces, or large regional parks)
- » Areas in light green show local parks affected
- » Lines in lime green show trails affected
- » Areas in dark grey are developed urbanized land

The Eaton Fire damaged or destroyed nearly 11,000 acres at 18 regional sites, 27 acres of local parks at four sites (all within Altadena), and 66 miles of trails.

The Hughes Fire on the northeast side of Castaic Lake damaged or destroyed 9,200 acres at three regional sites and over 10 miles of trails.

The Hurst Fire damaged or destroyed nearly 9,100 acres at 6 regional sites, 21 acres of local parkland at one site, and nearly one mile of trails.

The Kenneth Fire damaged or destroyed over 19 acres at one regional site.

The Palisades Fire was the largest at nearly 15,000 acres at 75 regional sites and 251 acres of local parks at six sites damaged or destroyed.

APPENDIX J— NEED AND OPPORTUNITY MAPS BY POLITICAL AND PLANNING BOUNDARIES: ASSEMBLY DISTRICTS ASSEMBLY DISTRICT 51

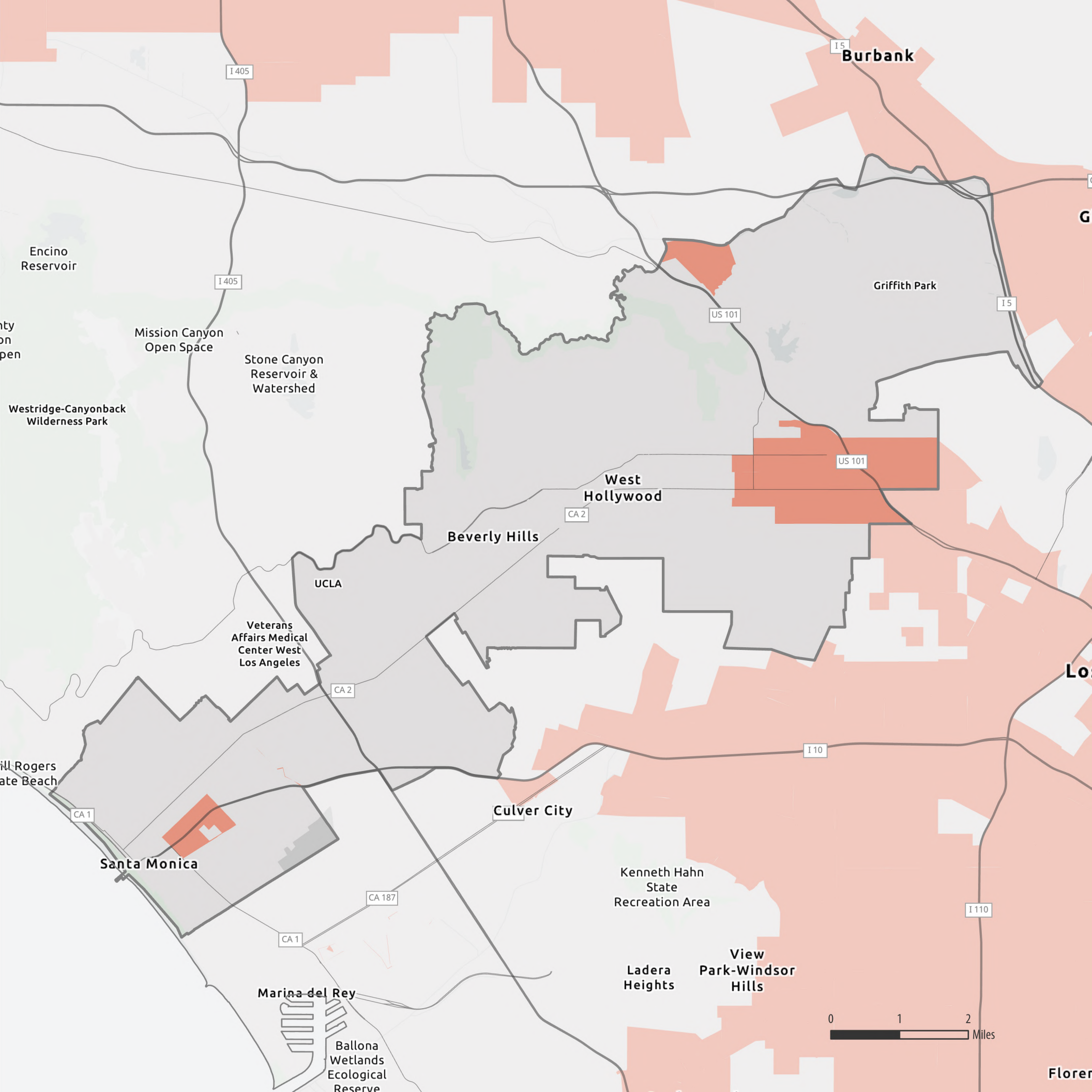
In addition to showing needs and opportunities at the countywide level, it's important to understand how they are distributed across political and planning boundaries. Organizing data this way makes it easier to engage elected officials and public agencies by highlighting opportunities within their jurisdictions and offering a stronger case for action. It also gives community advocates useful information to call for more investment in the areas of highest need. The following maps display the same data from the countywide analyses, now organized by key political and planning boundaries for greater relevance.

AD 51

HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

-  Disadvantaged Communities and Park Need
-  Assembly Boundary (within LA County)

Source: Disadvantaged Communities (SB535, Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016); High Park Need Areas (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022).

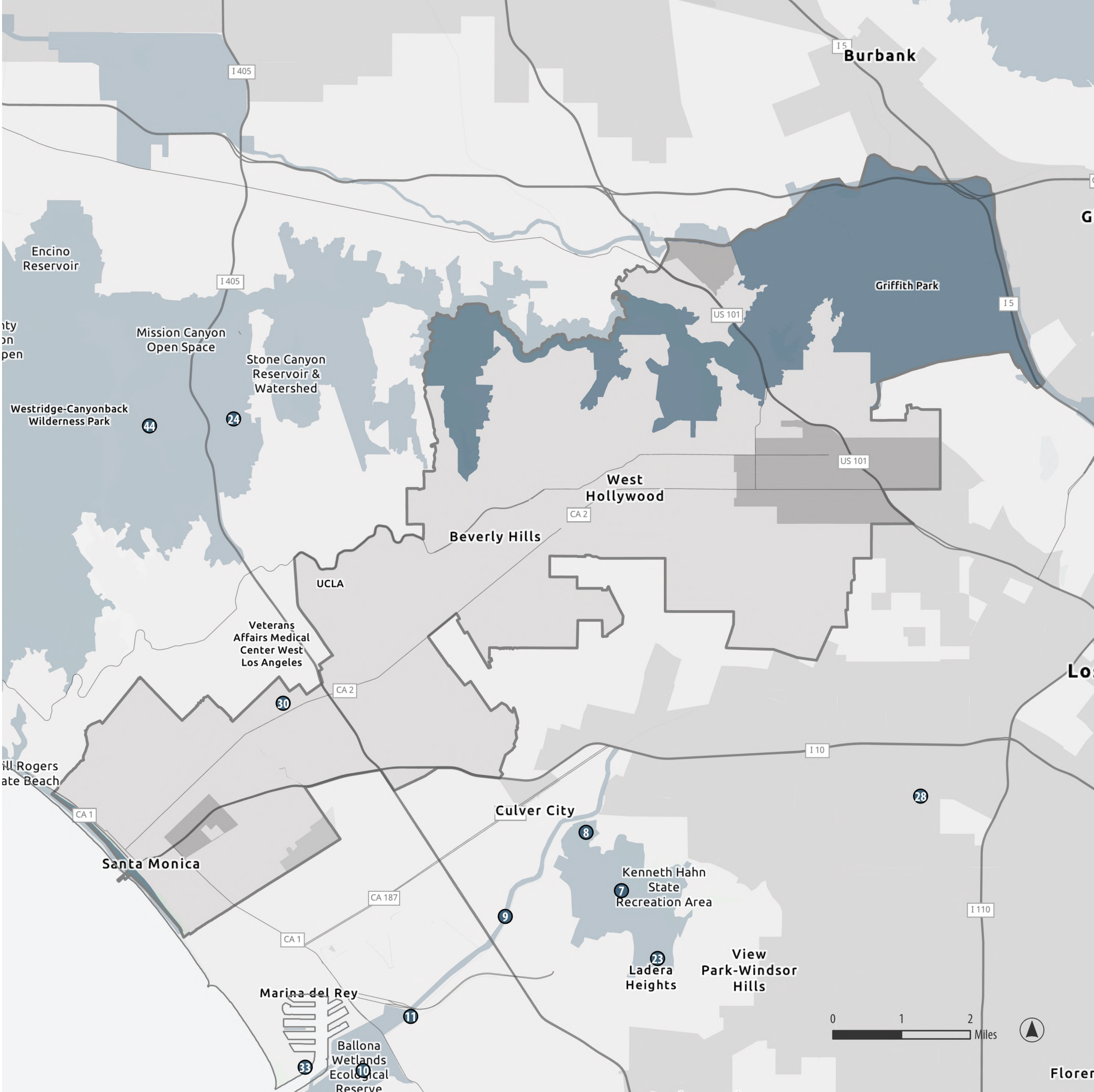


AD 51

COALITION PRIORITY PARK PROJECTS IN HIGH PARK-NEED AND DISADVANTAGED AREAS

- Assembly Boundary (within LA County)
- Coalition Priority Projects
- Disadvantaged Communities and Park Need

Source: Disadvantaged Communities SB535 (Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas: Park Needs Assessment (County of Los Angeles Department of Parks and Recreation, 2016), Park Needs Assessment Plus (County of Los Angeles Department of Parks and Recreation, 2022); Coalition Priority Projects (Digitized by MIG, Inc., 2024).



COALITION PRIORITY PARK PROJECTS IN HIGH PARK-NEED AND DISADVANTAGED AREAS

Assembly District 51

Label Number and Project Name

- 30 Kuruvungna Springs, University High, LA
- 44 Rim of the Valley

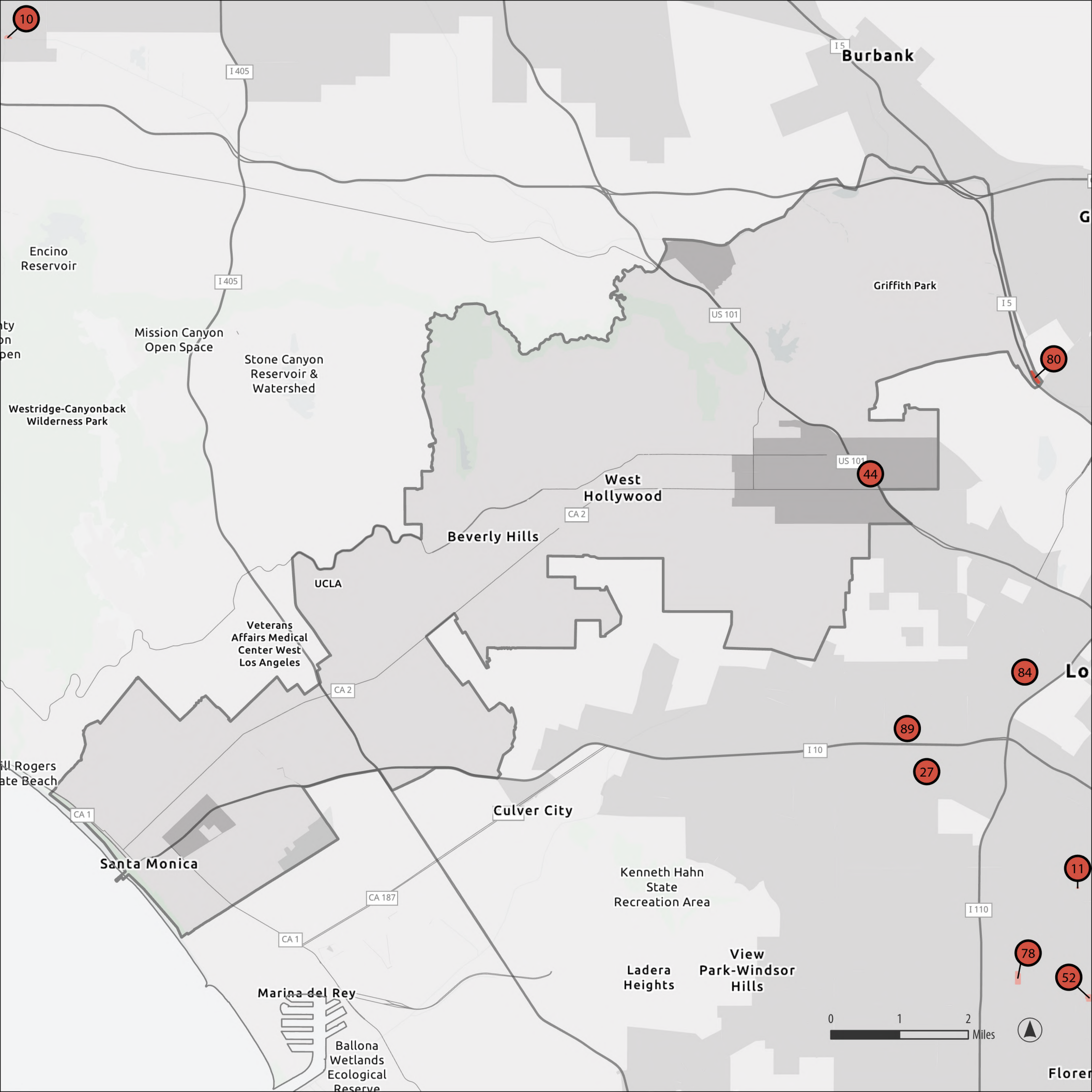
Source: Disadvantaged Communities SB535 (Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas: Park Needs Assessment (County of Los Angeles Department of Parks and Recreation, 2016) and Park Needs Assessment Plus (County of Los Angeles Department of Parks and Recreation, 2022); Coalition Priority Projects (Digitized by MIG, Inc., 2024). Data contributions include projects from coalition partners such as the Sierra Club (100 Acre Partnership, SMMC, BH UWC, RMC), Advocating Agency, City of Pasadena, Canyon Hills Development, Save Elephant Hill, The River Project/FOLAR, and NPS.
Note: Not all projects are mapped due to non-location-based initiatives or unverified locations.

AD 51

REPAIRS TO POOR- CONDITION PARKS IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

-  Repairs to Poor-Condition Parks
-  Assembly Boundary (within LA County)
-  Disadvantaged Communities and Park Need

Source: Disadvantaged Communities SB535 (Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas: Park Needs Assessment (County of Los Angeles Department of Parks and Recreation, 2016), Park Needs Assessment Plus (County of Los Angeles Department of Parks and Recreation, 2022);



REPAIRS TO POOR-CONDITION PARKS IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

Assembly District 51

Label Number and Park Name

44 Lexington Avenue Pocket Park

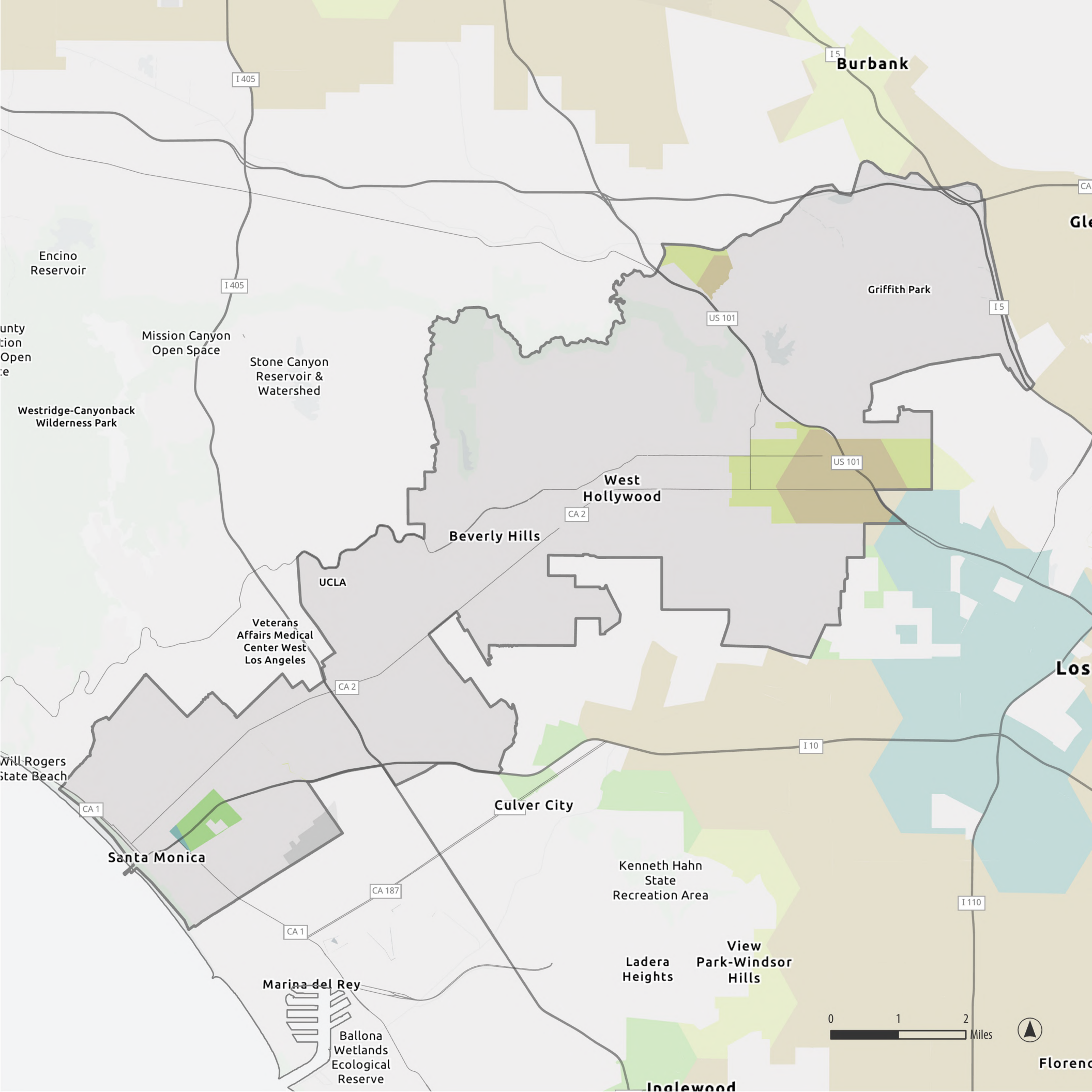
AD 51

BIODIVERSITY IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

Ecoreg Biodiversity Rank

- 5 - Very High / Most biodiverse areas
- 4 - High / Above-average diversity
- 3 - Moderate / Typical biodiversity levels
- 2 - Low / Below-average diversity
- 1 - Very Low / Limited biodiversity
- Assembly Boundary (within LA County)

Source: Disadvantaged Communities (SB535, Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016); High Park Need Areas (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022); Species Biodiversity (Areas of Conservation Emphasis, California Department of Fish and Wildlife, 2023).

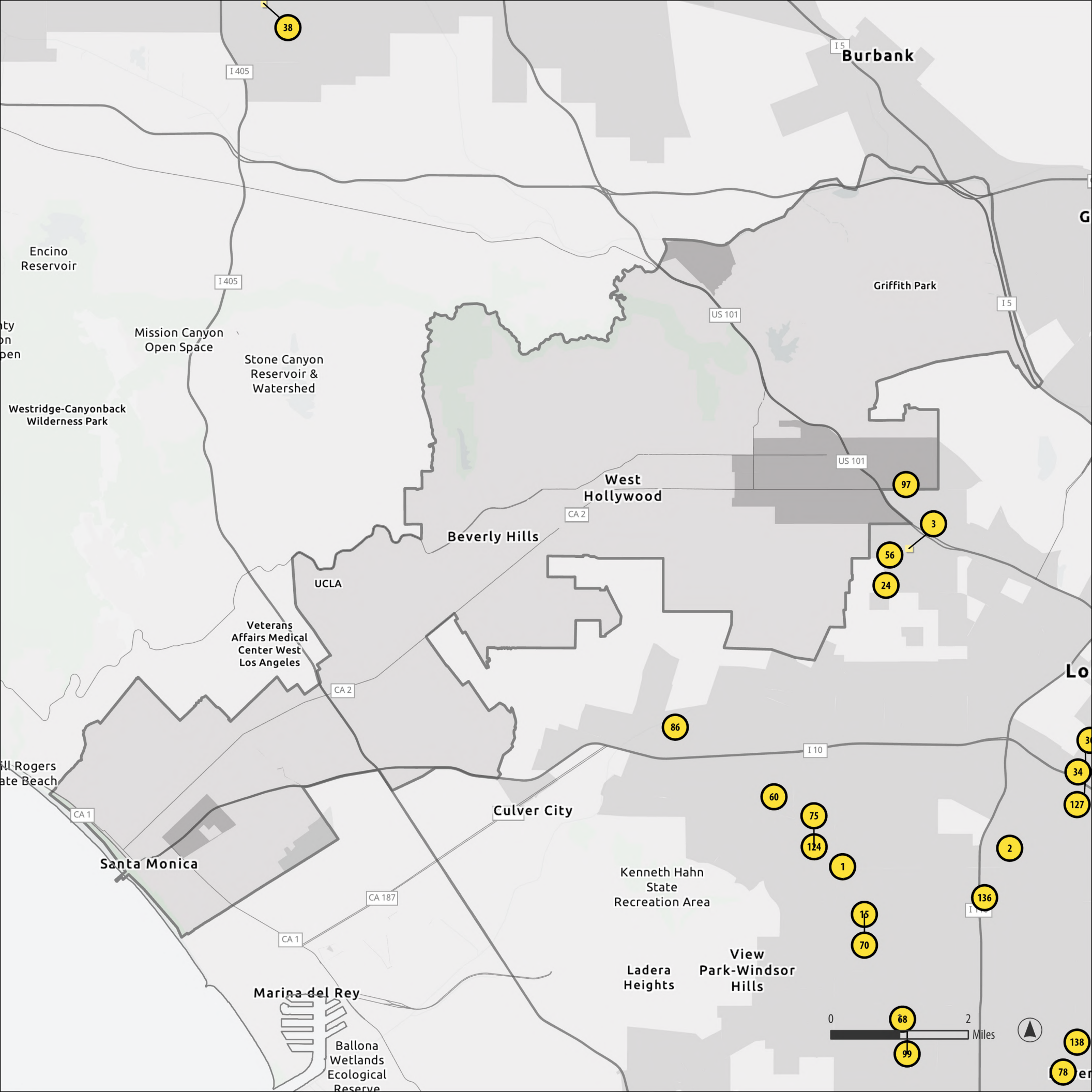


AD 51

PUBLIC K-12 SCHOOLS IN PARK DEFICIT AREAS AND HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

-  Public K-12 Schools in Park Deficit Areas
-  Assembly Boundary (within LA County)
-  Disadvantaged Communities and Park Need

Source: Disadvantaged Communities SB535 (Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas: Park Needs Assessment (County of Los Angeles Department of Parks and Recreation, 2016), Park Needs Assessment Plus (County of Los Angeles Department of Parks and Recreation, 2022); California School Campus Database (GreenInfo Network, 2021). Park deficit areas are defined as locations outside of a 10-minute walk from any park.



PUBLIC K-12 SCHOOLS IN PARK DEFICIT AREAS AND HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

Assembly District 51

Label Number and School Name

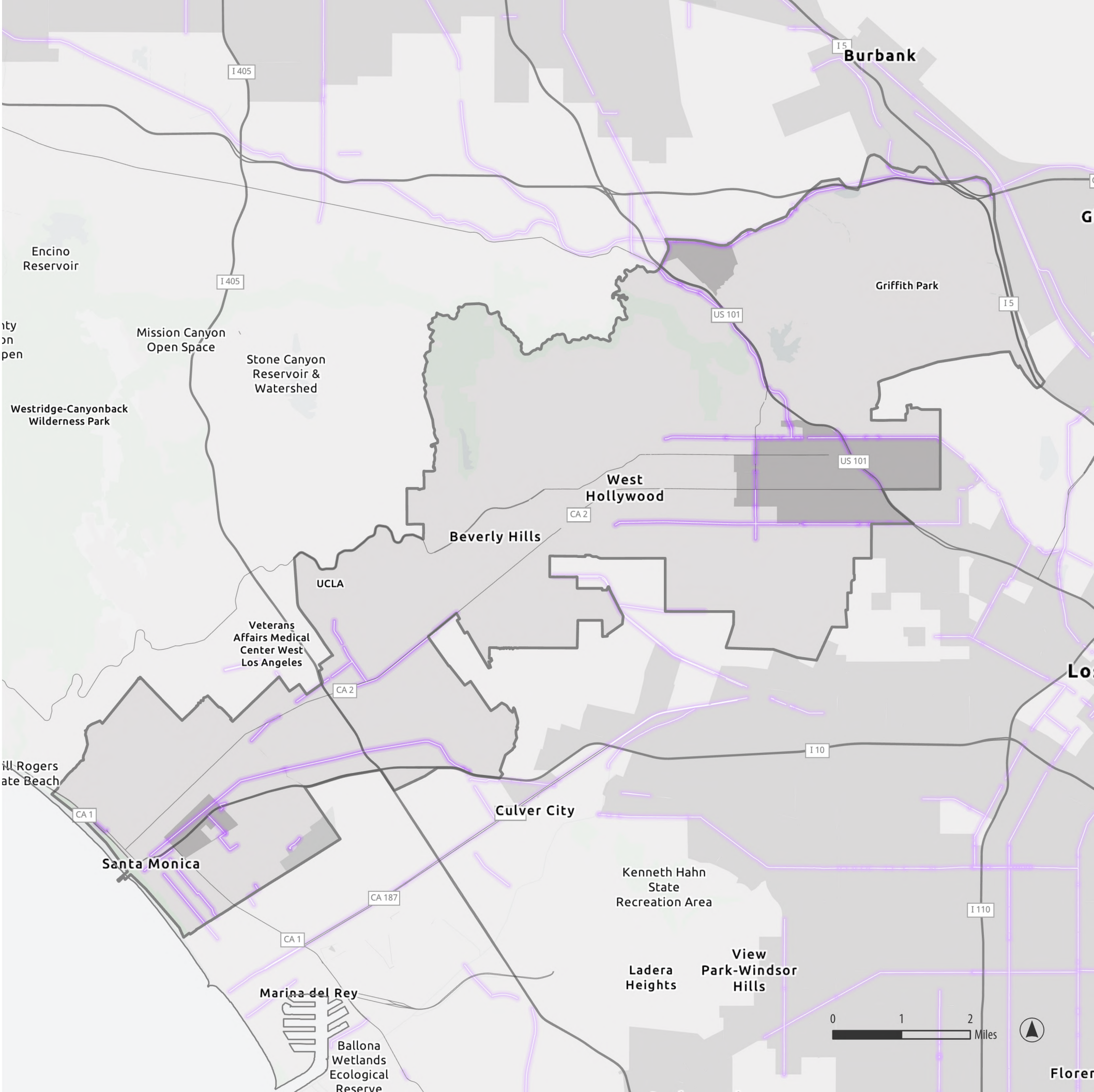
97 Ramona Elementary

AD 51

PLANNED TRAILS AND BIKEWAYS IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

-  Assembly Boundary (within LA County)
-  Planned Multi-Use Trails
-  Planned Road-Separated Bikeways
-  Disadvantaged Communities and Park Need

Source: Disadvantaged Communities SB535 (Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas: Park Needs Assessment (County of Los Angeles Department of Parks and Recreation, 2016), Park Needs Assessment Plus (County of Los Angeles Department of Parks and Recreation, 2022); Los Angeles County DPR Proposed Trails (County of Los Angeles Department of Parks and Recreation, 2022); SCAG Regional Bikeway Shapefile (Southern California Association of Governments, 2024).

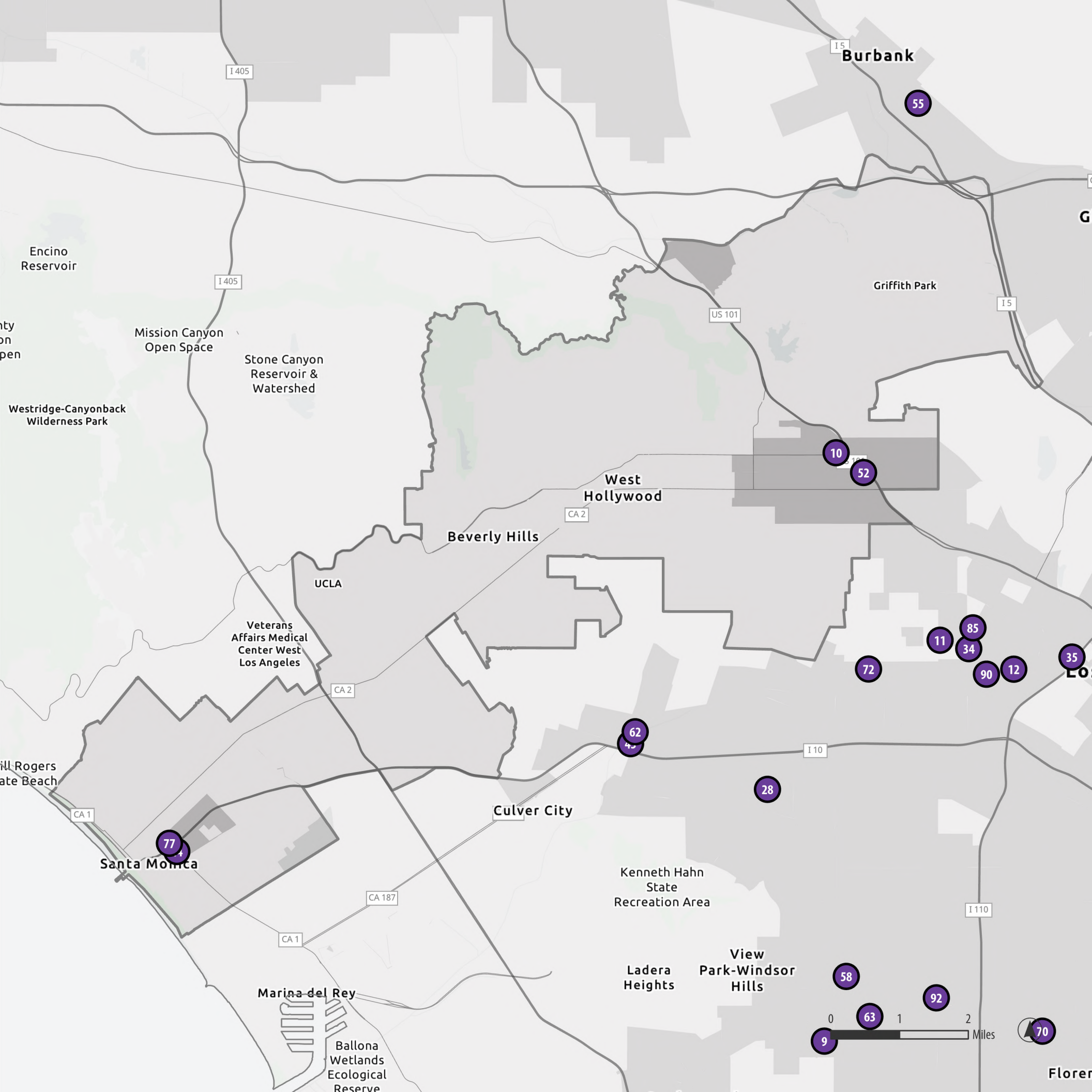


AD 51

LUST CLEANUP SITES IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

- Disadvantaged Communities and Park Need
- LUST Cleanup Sites
- Assembly Boundary (within LA County)

Source: Disadvantaged Communities (SB535, Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016); High Park Need Areas (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022); LUST Cleanup Sites (State Water Board's GeoTracker, 2024).



LUST CLEANUP SITES IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

Assembly District 51

Label Number and Site Name

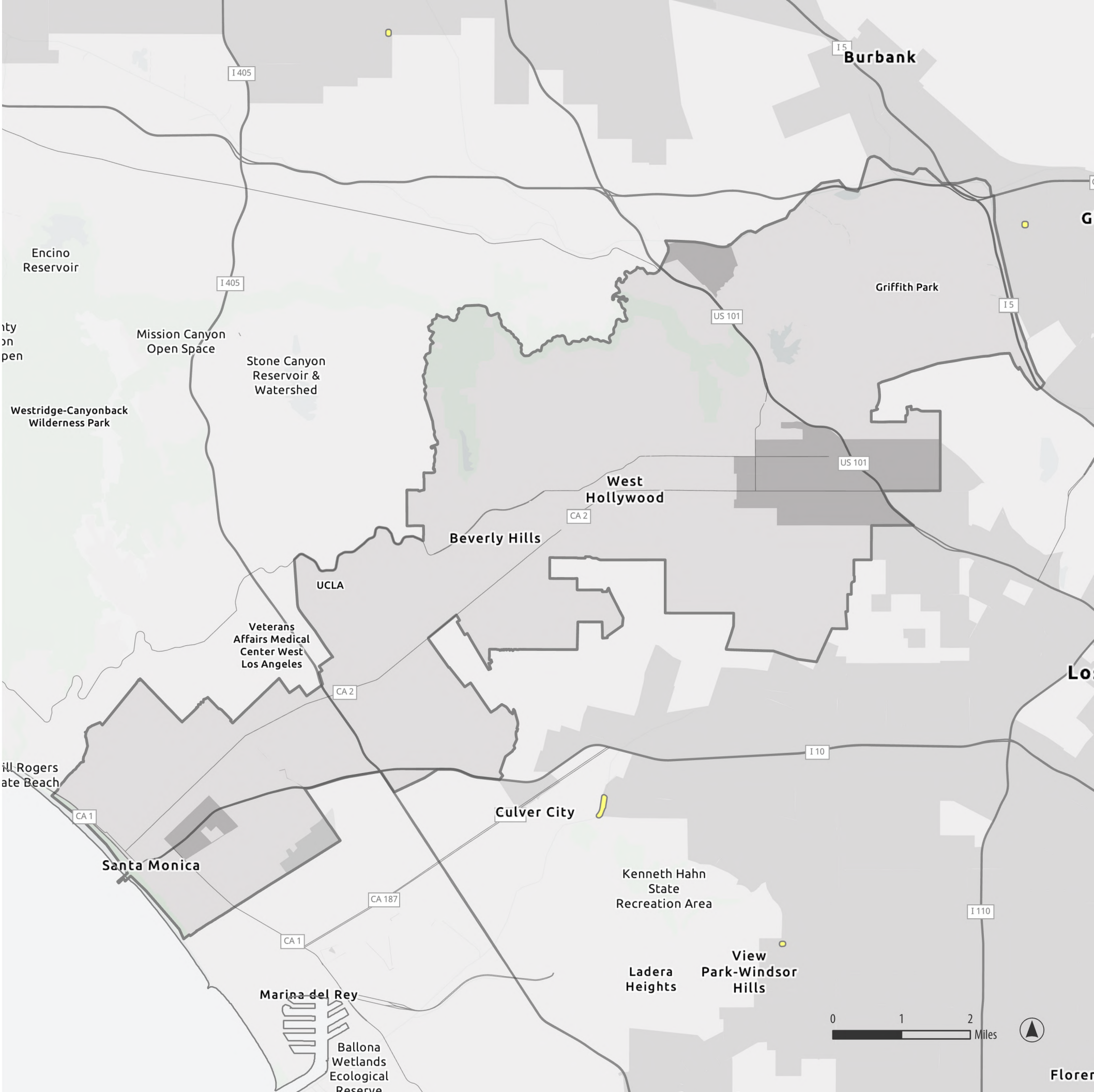
- 10 Mobil #18-Hyo/circle K Store #2211262
- 44 World Oil Station No. 16 And Chevron #9-9266
- 52 Caltrans Pumping Station
- 77 Argo Realty Property

AD 51

TAX-DEFAULTED PROPERTIES IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

-  Tax-Defaulted Parcels
-  Disadvantaged Communities and Park Need
-  Assembly Boundary (within LA County)

Source: Disadvantaged Communities (SB535, Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016); High Park Need Areas (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022); Tax-Defaulted Properties (2024A Resolution List Online Auction Sale, Los Angeles County Treasurer and Tax Collector, 2024).
Note: Mapped properties may not reflect all entries from the provided tables.

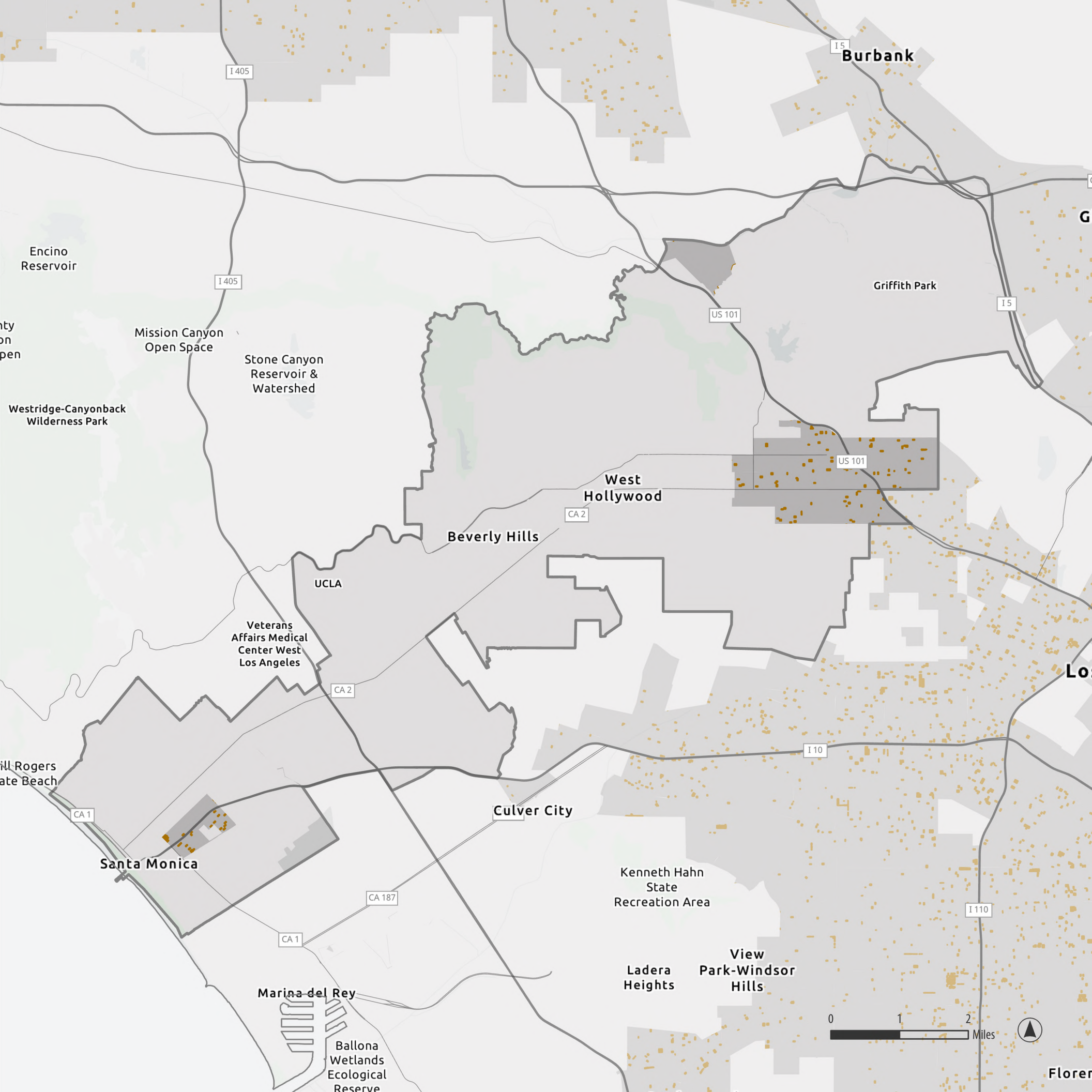


AD 51

VACANT LANDS IN HIGH PARK-NEED AND DISADVANTAGED COMMUNITIES

-  Vacant Lands
-  Disadvantaged Communities and Park Need
-  Assembly Boundary (within LA County)

Source: Disadvantaged Communities (SB535, Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016); High Park Need Areas (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022); Vacant Lands (Urban Footprint Base Canvas, 2023).

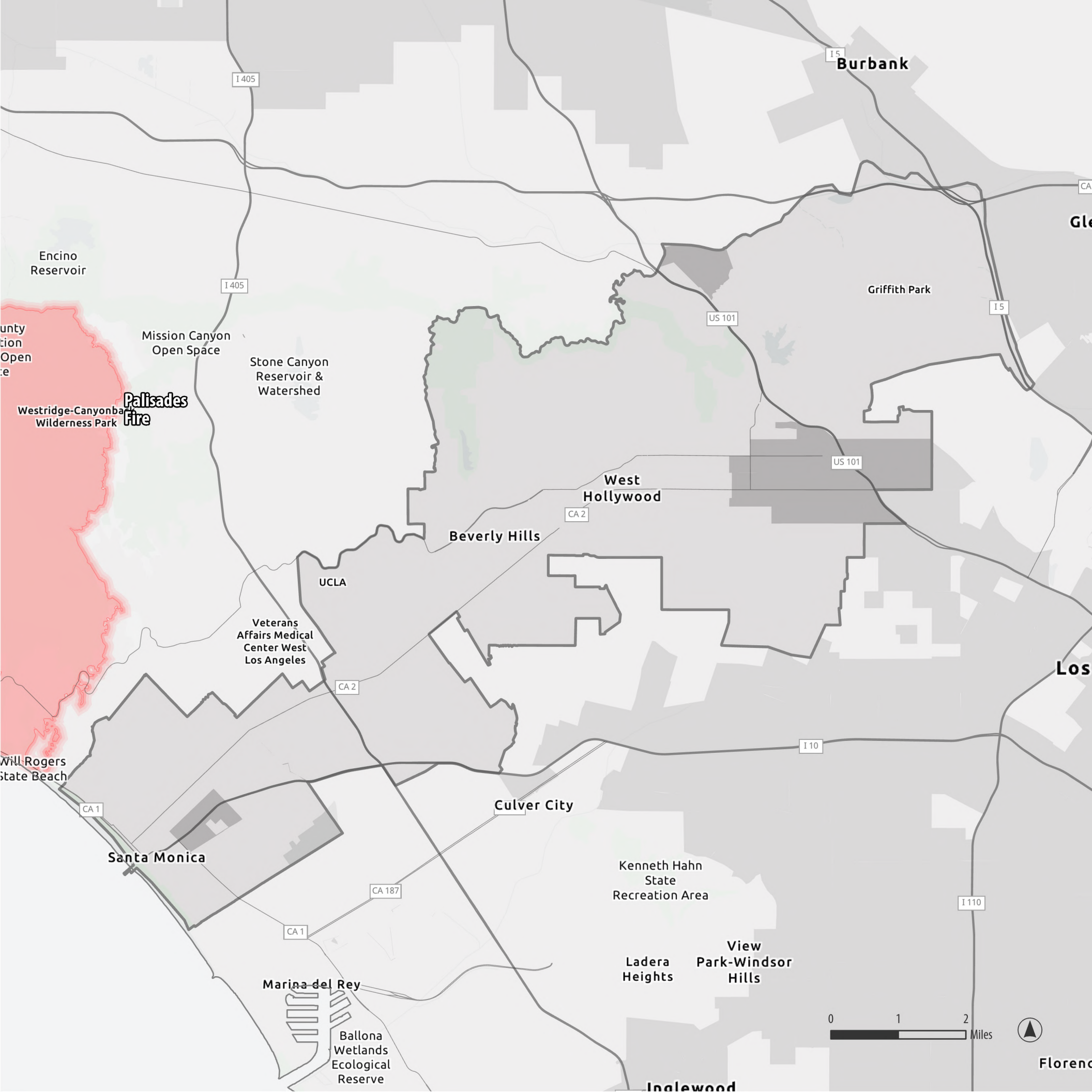


AD 51

WILDFIRES

(NOT FILTERED BY HIGH PARK-NEED
AND DISADVANTAGED COMMUNITIES)

- Wildfire Perimeters (2025)
- Disadvantaged Communities and Park Need
- Assembly Boundary (within LA County)



Source: Disadvantaged Communities (SB535, Office of Environmental Health Hazard Assessment, 2022); High Park Need Areas (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016); High Park Need Areas (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022); Wildfire Perimeters (WFIGS, 2025); Regional Sites Inventory (Park Needs Assessment Plus, County of Los Angeles Department of Parks and Recreation, 2022); Local Parks Inventory (Park Needs Assessment, County of Los Angeles Department of Parks and Recreation, 2016).