CANYON AREA PRESERVATION

Information about preserving our canyons, hillsides, and the foothills.

Summer 2005 Volume 1, Issue 16c

VIEWS

LOCAL INPUT / LOCAL CONTROL



Canyon Hills Re-Scheduled For PLUM September 27

Whitebird Canyon Hills is a high density housing proposal on hillsides and canyons along the 21 Freeway near La Tuna Canyon Road and extending to the cross on Verdugo Crestline Drive in Tujunga. Whitebird is a Nevada based land speculator backed by Texas money.

The LA Planning Commission approved 230 clustered homes only on the north side of the 210 Freeway. Most of the remaining acreage is extremely steep and will be open space, except for parcels on the hill overlooking La Tuna Canyon Road where Whitebird wants to retain building rights.

Most of the 887 acres are designated Minimum Density in the General and Community Plans, but the developer is seeking a General Plan Amendment to change the land use designation to Low Density. If they succeed in winning approval from the LA City Council, they will **NOT** have to follow the Slope Density Ordinance, which limits the number of homes that can be built to 45-87 (depending on which map is used) due to the steep topography.

There are many other issues of concern: increased traffic on La Tuna Canyon Road, loss of wildlife habitat, sound walls in a Scenic Corridor, and more – all reasons to limit the density of new construction in our area as outlined in our Community Plan.

Come to the meeting to make your voice clearly heard and say what needs to be said -

TELL THE CITY TO FOLLOW THE LAW AND DON'T ALLOW A LEGAL PRECEDENT TO BE SET THAT NEGATES THE LAND USE LAWS WE ALL VOTED FOR.

We are continuing our efforts to get the meeting rescheduled in October to give us all time to change our schedules.

Please visit www.verdugos.org to check if the schedule is changed again.

Planning and Land Use Management Committee (PLUM) *
Tuesday September 27, 2005 1PM
Los Angeles City Hall
Board of Public Works Hearing Room 350
200 N. Spring Street, Los Angeles, CA
Case No. CPC 2004-4344 GPA/ZC/MPR

Please copy this page and distribute as a flyer to your neighborhood.

* Time and location may change. Visit www.verdugos.org for timely updates, or contact us at CAPViews@comcast.net.

Canyon Area Preservation

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Views Editor: Steve Crouch (opinions expressed are the editor's)

Getting To The PLUM Meeting

The absolute best way to get downtown to the PLUM meeting is by the MTA Subway Red Line. Parking is expensive and hard to find near City Hall.

Please carpool to the N. Hollywood station. It can also be hard to park there, so plan accordingly. It's a short walk to City Hall from the Civic Center station.

If you need a ride to the station, contact your neighbors and carpool. Choose a departure time that gives you leeway to get through security at City Hall.

Depart N. Hollywood	Arrive Civic Center
11:01AM	11:28AM
11:13AM	11:40AM
11:25AM	11:52AM
11:37AM	12:04PM
11:49AM	12:16PM
12:01PM	12:28PM
12:13PM	12:40PM
12:25PM	12:52PM
12:37PM	01:04PM
12:49PM	01:16PM
01:01PM	01:28PM

Depart Civic Center	Arrive N. Hollywood
05:07PM	05:35PM
05:17PM	05:45PM
05:27PM	05:55PM
05:37PM	06:05PM
05:47PM	06:15PM
05:57PM	06:25PM
06:07PM	06:35PM
06:17PM	06:45PM
06:28PM	06:56PM
06:40PM	07:08PM
06:52PM	07:20PM



SAVE THE VERDUGOS

Say NO TO Ganyon Hills www.verdugohills.net/canyonhills

*Website for this group is now www.verdugos.org

Send Us Your Donation!

All of us involved with this fight against the Whitebird Canyon Hills development are volunteers concerned about our quality of life here in the foothills. The groups involved represent local citizens spending their own time and money to pay the costs of getting the word out. We need your help!

We hired a law firm to represent us at the proceedings, and they need to be paid. If this issue goes to a lawsuit, it will cost tens of thousands of dollars. Please help us (and yourself!) by making a tax deductible donation to:

Glendale-Crescenta V.O.I.C.E.
PO Box 273
Montrose, CA 91021
818-249-0900
www.gcvoice.org

Write A Letter NOW!

The PLUM committee members need to hear from you by Sept. 20 if you want your input to be considered at the meeting.

If you bring a letter to PLUM it will be entered into the public record. If you intend to file a law suit in the future, you need to bring up the issues in writing at this or other meetings on Whitebird.

The PLUM committee members really do listen! Please be factual with your input.

Los Angeles City Council, 200 N. Spring St., LA, CA 90012

PLUM Committee Members:

CD1: Ed Reyes, Rm 410, reyes@council.lacity.org

CD5: Jack Weiss, Rm 440, weiss@council.lacity.org

CD6: Tony Cardenas, RM 455, Cardenas@council.lacity.org

Our Representative for District 2

CD2: Wendy Greuel, Rm 475, wgreuel@council.lacity.org

Don't forget our Mayor! Write him, too!

Mayor: Antonio Villaraigosa, mayor@lacity.org

More information is available at the following: www.lacity.org/PLN - Click on "Environmental/Final EIRs. www.verdugos.org - Local activist site. www.canyonhills.info - This is the developer's web site. www.gcvoice.org - Glendale-Crescenta VOICE. www.savetheverdugos.com - New site with a great song! www.sunlandtujunga.org - S-T Neighborhood Council www.foothilltrails.org - Foothills Trails District NC www.tujungawatershed.org - Tujunga Watershed Council

Frequently Asked Questions

- * How many homes is Whitebird legally allowed to build? This is the big question. In the original Draft Environmental Impact Report it states that the Slope Density Ordinance and current zoning allow only 87 homes on the 887 acres of the project, due to steep topography. In Fall 2004 Wendy Greuel asked Whitebird what they really thought was the "by right" number, and they claimed they could build 175 homes spread across the entire property (now down to 169). Several experts in the community have determined that the number could be as low as 45 homes. They initially wanted 280 homes, but now the Planning Commission has approved 230. Confused? We're not surprised.
- * Is clustering the homes a better choice than building across the entire parcel? There is actually no choice in the matter. The Community Plan and the Scenic Preservation Specific Plan REQUIRE clustering for new developments in steep hillside areas. Whitebird has "threatened" to develop the entire property because they know this is not acceptable to Wendy Greuel or most residents. They are using this as a "red herring*" to extract entitlements to more homes and higher density than is allowed "by right". (*Red Herring: comes from the sport of fox hunting in which a dried red herring is dragged across the trail of the fox to throw the hounds off the scent. Thus, a "red herring" argument is one which distracts the audience from the issue in question through the introduction of some irrelevancy.)
- * Does the "by right" number refer to homes, or to lots? According to the Deputy Advisory Agency, the number refers to approved homes, not lots. The confusion comes from the fact that the land is zoned A1-1 which allows two structures for each 5 acre lot as long as they are under the same ownership, like a house and a barn.
- * What would the project be like if Whitebird followed the law? We are not against development! And we want to find a solution that meets all needs. First, a correct number of allowed homes would be determined according to the math formula in the Slope Density Ordinance. That number would be clustered in the most naturally level portions of the property (roughly where Area A is now, north of the 210 Fwy near the Edison lines. The area could be rezoned as RE-40 (~1 acre lots) and the lots would accommodate horse-keeping. The project would obey the guidelines of the Community and Scenic Plans (no grading of hillsides). There would be no General Plan Amendment to change the land use designation. There would be no sound walls on the 210 (move or cancel the homes that need sound wall protection). If these condi-

- tions are met, Canyon Hills could be built. But please don't disrespect our Community Plan!
- * If the land is now designated Minimum Density and zoned A1, how can they just change the General Plan to allow a higher density project? The Planning Department routinely grants General Plan Amendments, zone changes, and variances across the City of LA. Most communities don't know of these kinds of actions, so they go through without any scrutiny. The difference here is Planning recommends a General Plan Amendment in order to avoid requiring the applicant to obey a land use law. More important, we are now paying attention to their actions. Apparently, the applicant has been coached by Planning Department staff as to how to achieve the goal of avoiding the law (indicated by Whitebird's lawyer's outburst at the Planning Commission meeting in Feb.). A zone change would be acceptable, but not less than RE-40.
- * How can the City allow sound walls along the 210 Freeway. Isn't that now a Scenic Highway? It turns out that sound walls are not specifically prohibited in the Scenic Preservation Specific Plan passed in 2002. Typical of Whitebird's legal tactics, their lawyers say if not specifically banned they can do whatever is necessary to build their homes. If this is allowed, it will be governing with legal loopholes rather than following the intent of the laws as they are written. We will work to amend the Scenic Plan in the future.
- * How can I participate at this late date?
 You need to focus on a particular issue of concern and write a letter or plan to attend the PLUM meeting. Are you worried about the traffic on La Tuna Canyon? The loss of wildlife habitat? The burden on our social services? The poor state of the emergency access road? The crossing over Verdugo Crestline Road with houses? Choose one topic and drive your point home. Need to know who to contact? Get in touch with CAPViews@comcast.net.
- * If I go to the PLUM meeting can I speak? Will it matter if I go? The PLUM committee needs to know that our community cares. Your attendance at the meeting will mean a lot, regardless whether you speak or not. You should definitely register to speak, but be prepared to give up your slot. We expect upwards of 300 people, and not everyone can talk. If your issue is addressed by someone else, decline your time. Our community leaders will give presentations that should cover most issues, but it is your right to be heard if you want. Come and be counted!

Whitebird Financial Information Raises Red Flags

We wanted to know more about the financial implications of the Canyon Hills land speculation deal, so we did a study in April using publicly available information from the City's ZIMAS web site (Zoning Information and Map Access System www.cityplanning.lacity.org). The study does not reproduce well here, but the summary below distills some of the important data.

Whitebird is not the only owner of the 887 acres of the project, nor even the largest parcel owner. The Mansdorf Family Trust, FE&M Protective Equity Trust, and a Guillermo Morgan are all listed as owners. Most of the parcels last changed hands in and around 1996.

Where we had information on the parcels, the "Last Sale Amount" totaled \$12,577,362 for 793 acres, yet the 88.42 acres owned by this Guillermo Morgan went for \$10-million. That leaves \$2,577,352 for the remaining 704 acres.

If you look at the parcels on the north side where construction will take place, the parcels sold in 1996 for \$9 each – whether the parcels are 6 acres, 13 acres, or 45 acres!

A major part of the Whitebird deal will involve them "donating" around 450 acres as Open Space in exchange for more and smaller lots than allowed under the law – the land they will "donate" has the highest assigned dollar value, while the area to be developed has nominal dollar value. So, they will receive the huge tax break for a "donation", while the City of LA (that's us, the taxpayers) will be stiffed on the property taxes. Those taxes would be used to pay in part for the social impact of the development.

We – the citizens most affected by this development – have to accept the trashing of our Community Plan and the General Plan, increased traffic on La Tuna Canyon Road, loss of wildlife habitat, more demand for public services from more population, and on and on. And this project establishes a precedent that developers will be able to avoid following the Slope Density Ordinance, so kiss the rest of our hillsides goodbye.

The public taxpayer and the affected stakeholders are getting a bad deal. Wendy Greuel needs to get us a better deal. Whitebird has never negotiated in good faith to minimize the impact of this project, probably because they feel they don't need to if they're able to get away with so much by just forging ahead.

We have shown this data to Wendy Greuel and it will be included in our presentation to PLUM.

This study does not tell everything, and the underlying data may in fact be different than what is listed on the City's web site. Copies of the full report are available. Contact CAPViews@comcast.net for more information.

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		ACRES	As	sessed Value	Last Sale Amo	unt Assessed Cost/Acre	Actual Cost/Acre	
	Overall averages	793.21	97	3,624,848	\$ 12,577,3	62 \$4,570	\$15,856	
	North side averages	484.85	9	1,400,792	\$ 2,442,1	93 \$2,889	\$5,037	Notice that most dollar value placed on
	South side averages	308.36	\$	2,224,056	\$ 10,135,1	69 \$7,213	\$32,868	South side, even though there is
								50% more acreage on North
Pink shaded parcels: 104.99 no information on ZIMAS								
Total acreage listed: 898.20 including parcels with no information								
Intere	sting information:							
Gu	Guillermo Morgan owns some of the least desirable property, yet his 5 parcels for over \$2-million each total \$10,000,010							
Ma	Mansdorf Family Trust has 25 parcels, each of them selling for \$9 each (some are the properties with no ZIMAS info)							
W	Whitebird Inc. owns 19 parcels, almost all of it South of the 210 in Area B. Some valued at \$9, but high value on lots in Area B (\$320,000/parcel)),000/parcel)	
Pa	Parcel #55 owned by Whitebird valued at \$155,001 (below appraisal) is the land around John Vergona's that Vergona is disputing.							

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### ### ### ### ### ### ### ### ### ##	Monitoria in Amiliatria in Saliverno Morgan Saliverno Morgan Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust Manadori Family Trust	2.02 66.74 9.97 3.90 5.02 11.77 5.02 20.00 20.00 20.00 20.00 19.21 19.21	156.00 2,004,000 121,551 43.900 51,401 140,200 271,014 504,020 071,200 1,251,071 241,020 524,020	\$1.700 \$11.90,140 \$01,574 \$3,577 \$2,500 \$4,700 \$13,507 \$42,501 \$40,501 \$40,501 \$500,103	\$2,000,000 \$2,000,000 \$4 \$4 \$4 \$2,000 \$320,000	\$450.29 \$2,200.35 \$6,212.04 \$915.60 \$3,227.75 \$2,755.10 \$2,229.05 \$1,270.09 \$6,125.71	\$2.50 \$200,003.81 \$200,003.81 \$2.51 \$100,000 \$6.20 \$1.53	5/15/1997 5/2/1996 5/2/1996 5/2/1996 5/2/1996 5/2/1996	S of 210. Little some of boot W/S of 230 as it connection. Not 230. States like an earth of partial Not 230. States like an earth of partial Not 230. In College of States like, a set of 210 as it touts earth Sof 210. Or Of States like, a set of 210 as it touts earth Sof 210. Little street, Word 210. S of Edition Not 230. States upte access
13	Adherint, inc. Switters Morgan Vanadorf Family Their Vanadorf Family Their Manadorf Family Their Whitelett, inc. Whitelett, inc. Whitelett, inc. Manadorf Family Their	66,74 9,97 3,90 5,92 1,73 5,92 20,93 20,93 20,93 20,93 20,93 19,51 19,51 19,51	2,864,500 121,521 43,900 51,401 140,203 271,814 504,323 671,204 600,100 1,201,971 241,325 526,640	\$1.50, 167 \$511, 674 \$5,577 \$3,577 \$255 \$4,760 \$13,107 \$22,007 \$42,007 \$40,012 \$70,086	\$1 \$4 \$4 \$2 \$20,000 \$200,000	\$2,203.50 \$0,21.50 \$916.90 \$3,277.50 \$2,703.00 \$1,270.00 \$1,270.00	\$0.14 \$200,003.01 \$2.05 \$100.00 \$6.20 \$1.40	5/2/1996 5/2/1996 5/2/1996 5/2/1996 5/2/1996 5/2/1996	N of 210, Edward line on north of parcel N of 210, busined in between homespridge on east N of 210, busined in between homespridge on east N of 200, N of Edward line, wast of 210 as if outs north N of 210, Edward line, and of 210 as if outs north N of 210, Edward north society. S of Edward N of 210, Edward north society.
31 001-007-013 32 001-007-013 33 001-007-013 34 001-007-013 35 001-007-013 36 001-007-013 37 001-007-013 38 001-007-013 39 001-007-013 30 001-007-013 30 001-007-013 30 001-007-013 30 001-007-013 30 001	Guillerto Morgan Manadorf Family That	9.97 3.90 10.05 1.77 5.92 19.57 7.00 20.00 20.00 25.42 19.21 19.51	131,551 43,666 5523 51,401 140,203 271,314 524,523 6271,204 1,251,371 241,323 526,640	\$01.874 \$0,573 \$2,565 \$4,705 \$15,907 \$25,006 \$42,801 \$60,172 \$70,086	\$1 \$4 \$4 \$2 \$20,000 \$200,000	\$0,212.04 \$015.00 \$3,277.73 \$2,750.19 \$2,220.05 \$1,270.09	\$200,603.81 \$2.51 \$100.00 \$6.20 \$1.50 \$1.50	5/3/1996 5/3/1996 5/3/1996 5/3/1996 5/3/1996	N of 210, busines in between home suitage on each N of 210, N of Edison line, wast of 210 as it cats much Sof 210, URIs citize, W of 210, S of Edison N of 210, Edison cuts access 8
17 del 107 del	Manestori Family Treat Manestory Family Treat Malestori, Inc. Malestori, Inc. Malestori, Inc. Malestori, Inc. Malestori, Inc. Manestori Family Treat Manestori Family Treat	3.60 0.05 1.77 5.60 19.57 7.00 20.00 20.00 20.00 19.57 19.21	40,000 5,925 51,401 140,203 271,814 504,625 671,200 600,193 1,251,975 241,325 526,640	\$3,373 \$324 \$4,793 \$13,107 \$21,030 \$42,030 \$60,133 \$70,046	\$1 \$4 \$4 \$2 \$20,000 \$200,000	\$915.90 \$3,277.78 \$2,750.19 \$2,229.08 \$1,270.09 \$5,130.71	\$2.51 \$100.00 \$6.20 \$1.53 \$0.40	5/2/1996 5/2/1996 5/2/1996 5/2/1996	N of 240, N. of Edison line, east of 210 as it outs north 5 of 210, Little stiver, World 210, 5 of Edison N of 240, Edison outs access it
1	Manadorf Family Trust Manadorf Family Trust Manadorf Family Trust Manadorf Family Trust (What I'm Committee Committe	5.09 1.73 5.00 19.57 7.99 20.00 20.00 20.43 5.54 19.51	5,920 51,401 140,203 271,814 554,620 671,200 600,190 1,201,640 241,023 526,640	\$225 \$4,700 \$10,900 \$22,000 \$42,000 \$60,000 \$79,000	\$6 \$4 \$5,000,000 \$300,000 \$300,000	\$3,277.76 \$2,753.16 \$2,229.06 \$1,270.69 \$6,120.71	\$100.00 \$6.20 \$1.53 \$0.40	5/3/1995 5/3/1995 5/3/1995	S of 210, Little silver, W of 210, S of Edison N of 210, Edison cuts across it
35 67 - 10 - 10 - 10 - 10 - 10 - 10 - 10 - 1	Mansdorf Family Trust Mansdorf Family Trust Mansdorf Family Trust (Milletin), the Milletini, the Mansdorf Family Trust Milletini, the Milletini, the Mansdorf Family Trust (Milletini, the Mansdorf Family Trust Mansdorf Family Trust	1,73 5,86 19,57 7,36 20,95 20,95 20,95 20,43 5,54 19,21	51,401 140,203 271,814 554,623 671,200 600,193 1,251,571 241,523 526,640	\$4,700 \$13,907 \$25,000 \$42,001 \$69,112 \$79,000	\$6 \$4 \$5,000,000 \$300,000 \$300,000	\$2,753.18 \$2,229.08 \$1,270.09 \$6,120.71	\$6.20 \$1.53 \$0.46	5/3/1996 5/3/1996	N of 210. Edison cuts across it
20 # 1.00 * 10 * 10 * 10 * 10 * 10 * 10 * 10	Man sdorf Family Trust Man sdorf Family Trust (Whatelers, Inc. Whatelers, Inc. Man sdorf Family Trust (Whatelers, Inc. Whatelers, Inc. Whatelers, Inc. Whatelers, Inc. Whatelers, Inc. Whatelers, Inc. Whatelers, Inc.	5.82 19.57 7.50 20.00 30.40 5.54 19.51	140,203 271,014 504,639 671,200 600,193 1,201,671 241,525 526,640	\$13,907 \$21,008 \$42,801 \$90,132 \$70,000	\$6.20,000 \$0.20,000 \$0.20,000	\$2,229.00 \$1,270.00 \$6,120.71	\$1.53 \$0.40	5/2/1996	
20 461-007-006 20 461-007-006 20 461-008-007 20 461-008-008 20 461	Man solori Family Trust Ministerd, Inc Whitelind, Inc Wan solori Family Trust Whitelind, Inc Whitelind, Inc Wanselind, Inc Wan solori Family Trust Man solori Family Trust	19.57 7.00 20.00 20.00 20.43 5.54 19.21	271,814 354,826 671,300 600,191 1,251,971 241,325 526,640	\$127,000 \$42,901 \$60,132 \$70,040 \$100,044	\$120,00 \$120,00	\$1,270.09 \$6,120.71	\$0.46		
20 H1 100 200 1	Whitebrid, inc Whitebrid, inc Manadorf Family Trust Whitebrid, inc Whitebrid, inc Manadorf Family Trust Manadorf Family Trust	7.00 20.00 20.00 20.40 5.54 19.21	504,029 671,200 600,190 1,201,97 241,323 526,640	\$42,801 \$60,133 \$70,846 \$156,044	\$320,00	\$6,120.71	20.40		5 of 210, 5W corner touches Open Space
23	Whitebird, inc Manadorf Family Trust Whitebird, inc Whitebird, inc Manadorf Family Trust	20.00 20.40 5.54 19.21 16.50	1,251,971 241,325 526,640	\$60,122 \$70,046 \$100,066	\$320,00			5/3/1995	of 210. Rooth of, not on LTC
1	Whitebird, inc Whitebird, inc Wansdorf Family Trust	5.54 19.21 16.54	1,251,97 241,323 526,640	\$100,000	\$1		\$16,000.15		5 of 210. North of not on LTC
20 27 261 000 (1) 00 27 27 27 27 27 27 27 27 27 27 27 27 27	Whitebird, inc Wanadorf Family Trust	5.54 19.21 16.54	241,323 526,640			\$3,992,30	\$0.40	3/2/1996	of 210. SW of the little corner of parcel. N. of LTC
27 261-000-012 M 28 261-000-012 M 29 261-000-013 M 20 261-000-0	Manadorf Family Trust	19.21	526,640	\$20,217	\$320,00	\$3,604.01	\$10,673.38		5 of 210 just as it curves north
33 261 000 c11 0 32 261 000 c11 0 33 261 000 c11 0 34 261 000 c11 0 35 261 000 c11 0 36 261 000 c11 0 37 261 000 c11 0 38 261 000 c11 0 39 261 000 c11 0 30 261 000 c11 0 30 261 000 c11 0 30 261 000 c11 0 31 261 000 c11 0 32 261 000 c11 0 33 261 000 c11 0 34 261 000 c11 0 40 261 000 c11 0 41 261 000 c11 0		10.59			\$320,003	\$4,702.01	\$57,762.27	5/3/1996	5 of 210 moetly, both sides of 210, looks like Area 5
22 221 200 218 0 30 241 255 201 3 31 241 255 201 3 32 241 255 201 2 33 241 255 200 2 34 255 200 201 2 35 255 200 201 2 37 255 200 201 2 37 255 200 201 2 38 255 200 201 2 39 255 200 201 2 30 255 200 201 2 30 255 200 201 2 31 255 200 201 2 32 255 200 201 2 33 255 200 201 2 34 255 200 201 2 35 255 200 201 2 36 255 200 201 2 37 255 200 201 2 38 255 200 201 2 39 255 200 201 2 30 255 200 200 2 30 255 2				\$76,290	56	\$3,976.57	\$0.47	5/2/1996	
30 2651-355-00 M 31 2651-355-00 M 32 2651-355-00 M 33 2651-355-00 M 34 2652-305-01 M 35 2652-305-01 M 36 2652-305-00 M 37 2652-305-00 M 38 2652-305-00 M 40 2652-305-00 M 41 2652-305-00 M 42 2652-305-01 M 43 2652-305-00 M 44 2652-305-00 M 45 2652-305-00 M 46 2652-305-00 M 47 2652-305-00 M 48 2652-305-00 M 49 2652-305-00 M 40 2652-305-00 M 40 2652-305-00 M 41 2652-305-00 M 42 2652-305-00 M 43 2652-305-00 M 44 2652-305-00 M 45 2652-305-00 M 46 2652-305-00 M 47 2652-305-00 M 48 2652-305-	Manadorf Family Trust			\$00,540	\$6	\$3,950.07	\$0.54	5/3/1996	5 of 210, probably Area 5
31 2891-035-000 P	Whitebird, Inc. Manadorf Family Trust	26.90	1,575,552	\$137,074	\$320,00	\$3,516.56	\$8,200.43		of 210, as 210 curves north, west of 210, western edge touches Open Space
32 2884-035-000 P 33 2882-035-000 P 34 2882-035-001 P 35 2882-035-001 P 37 2882-036-001 P 37 2882-036-001 P 38 2882-036-001 P 38 2882-036-001 P 38 2882-036-001 P 40 2882-036-01 P 40 2882-036-01 P 41 2882-036-01 P 42 2882-036-01 P 43 2882-036-01 P 44 2882-036-01 P 45 2882-036-01 P 46 2882-036-001 P	Protective South Trust No 90	12.07	595,400	\$257,190	\$155.00	\$10.014.19	\$11,330,77		20 Alines 5 of 210, Ni of old LTC, not on ourrest road.
23 2892-003-002 9 34 2892-003-012 9 35 2892-003-013 9 37 2892-003-001 9 37 2892-003-001 9 37 2892-003-001 9 40 2892-003-001 9 41 2892-003-011 9 42 2892-003-011 9 43 2892-003-011 9 44 2892-003-011 9 45 2892-003-011 9 46 2892-003-011 9 47 2892-003-011 9 48 2892-003-001 9 48 2892-003-001 9	Whitefird, inc	13.04		\$35.75	\$75.00	\$10,014.16	\$44,370.70	5/2/1996	5 of 210, Ni of old LTC, not on outrent road, little rectangle parcel
34 2892-000-012 3 35 2892-000-015 9 38 2892-000-001 9 37 2892-000-000 M 39 2892-000-000 M 40 2892-000-000 M 41 2892-000-000 M 42 2892-000-011 M 43 2892-000-011 M 44 2892-000-011 M 45 2892-000-001 M 46 2892-000-000 M 47 2892-000-000 M	Protective South Tourt No 93	6.71		\$11,905	44		\$1.34	2/12/1905	N of 210. Edison Line on north cuts through this parcel
58 2883-2004-2001 N 2015 N 201	Protective Equity That No 93	13.40	563,704	\$24,040	51	\$1,794.03	\$0.07		N. of 210, N. of Edison line, just below Verdago Creekline and Woodward
98 2882-004-001 M 97 2882-004-005 M 98 2882-004-005 M 98 2882-004-006 M 40 2882-004-008 M 41 2882-004-011 M 41 2882-004-011 M 42 2882-004-011 M 43 2882-004-011 M 44 2882-005-004 M 45 2882-005-004 M 46 2882-005-004 M 47 2882-005-004 M	Protective Equity Trust No 94	10.00		\$10.001	36		\$0.04	3/13/1905	N of 210, straddes Edison line, W of Woodward/Verdugo Crestline
38 2893-004-008 M 39 2893-004-008 M 40 2893-004-008 M 41 2893-004-011 M 42 2893-004-012 M 43 2893-004-014 M 44 2893-005-004 M 45 2893-005-004 M 49 2893-005-008 M	Manadorf Family Trust	45.40		\$181,150	\$6	\$3,965.74	\$0.20	5/2/1996	N of 210, Near Edison line
39 2882-004-000 W 40 2882-004-000 W 41 2882-004-011 W 42 2882-004-012 W 43 2882-005-010 W 44 2882-005-000 W 45 2882-005-000 W 49 2882-005-000 W	Manadorf Family Trust	0.60		\$2,379	\$4	\$3,965.00	\$15.00		N of 210, Little corner of land, NIE of 210
40 2502-004-009 M 41 2502-004-011 M 42 2502-004-012 M 43 2502-004-014 M 44 2502-005-004 M 45 2502-005-004 M		37.31		\$106,000	\$1		\$0.24	5/2/1996	
41 2552-00+-011 W 42 2552-00+-012 W 43 2552-00+-014 W 44 2552-005-004 W 45 2552-005-004 W 46 2552-005-006 W	Manadorf Family Trust	2.11		10.330		\$3,951.00	\$4.27	5/2/1990	5 of 210, areal corner of land just Wort 210. N of LTC
42 2582-004-012 M 45 2582-004-014 M 44 2582-005-004 M 45 2582-005-004 M 46 2582-005-006 M	Whitebird, inc	1.99 33.74		\$40,891	\$75,000 \$75,000	\$20,540.24 \$14,544.49	\$37,000.44		N of 210, little comer of land NAS of 210 5 of 210, but WAS of 210, the NII of Area 0
45 2552-004-014 W 44 2552-005-003 W 45 2552-005-004 W 46 2552-005-006 W	Whitebird, inc Manadorf Family Trust	20.71		\$73,688	\$75,00	\$2,573.00	\$2,221.00 \$0.01	3/2/1996	5 of 210, pull Vots of 210, the fill of Area 6
44 2512-005-000 W 45 2512-005-004 W 40 2512-005-000 W	Manadorf Family Trust	4.24		\$14.650		\$3,452.59	\$2.12	5/5/1006	5 of 210. Etie corner of land, W/S of 210
45 2552-005-004 W	Whitebird, inc	4.10	2000		-			OR 18 T 00000	2.02 some
46 2552-005-006 W	Whitebird, inc								2.40 acres
47 2550-000-007 14	Whitebird, inc	_							3.14 acres
	Whitebird, inc								2.06 acres
	Manadorf Family Trust								D4 acres
49 2552-006-005 M	Manadorf Family Trust								14.28 acres
									22 55 soves
	Manadorf Family Trust	_	-						23.46 acres 5.6 acres
	Wanedorf Family Trust Wanedorf Family Trust		1.342.516	\$122,750		\$3.742.44	50.27	0.000.0000	S.D. acres N of 210. West of Duke property
	Manadorf Family Trust Manadorf Family Trust Manadorf Family Trust	32.80	1,342,519	\$122,700	**	\$3,742.44	\$0.27	2/2/1996	N of 27U, Week of Dave property
54 2552-005-002	Wanedorf Family Trust Wanedorf Family Trust Wanedorf Family Trust Wanedorf Family Trust		1.716.700	\$44,040	\$40.000	\$1,117.40	\$1,091,09	12/21/1907	N of 210, Right at end of Glen of Peace to Tranquil lots south and Inspiration north
	Manadorf Family Trust Eugene Fortow Co Tr For FE 6 M	20.41		\$222.286	\$105.00	\$6,204.04	\$5,721.71	5/2/1995	N of 210. Land that goes around John Vergonals, disputed boundaries
56 2563-025-006	Wanedorf Family Trust Wanedorf Family Trust Wanedorf Family Trust Wanedorf Family Trust	39.41	7.041	\$101	36	\$000.00	\$50.00	5/2/1996	N of 210. Little parcel, right where horseships at Verdupo Creatine opes 5
57 2583-025-009	Manadorf Family Thiell Edgene Portner Co Tr For FE 5 M no. Protection Equity That No 57 Whitelind, in: Emercia Edgene Family That No 57 Whitelind, in:	27.09	1.236.501	\$52,622	\$1	\$007.05	\$0.17	5/2/1996	N of 210, South and west of the "horseshoe off Ventugo Crestine
	Manadorf Family Trust Eagens Forther Co. 17 For FE & M. Inc., Protective Eguity Trust No 67 Whiteful, ibc. Protective Eguity Trust No 90 Fratective Eguity Trust No 90 Fratective Eguity Trust No 90 Fratective Eguity Trust No 90	27.06 0.16 52.73		\$33,109	\$6	\$2,990.29	\$0.01		N of 210, N. of Verdugo Crestine, wraps around "cadus home", other one up there
	Manadorf Family That Manadorf Family That Manadorf Family That Manadorf Family That Manadorf Family That Egges Fortner Co Tr For FE & M. Inc., Protective Eggsty That No 60 Whitelind, Inc. Protective Eggsty That No 90 Fratective Eggsty That No 90	27.06 0.16 52.73 11.05	401,330	\$1,109	\$6		\$2.62		N of 210, West of entrance, south of Duke
60 2572-026-026 N	Manadorf Family Trust Eigens Forfrer Co Tr For FE & M Inc. Protective Eigen's Trust No O' Whitelind, He Trust No O' Whitelind, He Trust No O' Francis No Eigen's Trust No O' Francis No Eigen's Trust No O' Francis No Eigen's Trust No O's Manadorf Family Trust No O's Manadorf Family Trust No O's Manadorf Family Trust No O's	27.06 0.10 62.71 11.05 3.40	461,336 6,970		36	\$1,019.04	\$1.30	5/2/1996	N of 210, Where enhance road will be N of 210, East of enhance road, base of carryon at Halines Cyn Park
81 2572-026-007 N	Manadorf Family That Manadorf Family That Manadorf Family That Manadorf Family That Eugene Fortier Co. 17 For FE & M. Eugene Fortier Co. 17 For FE & M. Fundadist, Fortier No. 57 Malatini, Fortier No. 57 Fritacien Egylty That No. 50 Fritacien Egylty That No. 56 Fritacien Egylty That No. 56 Manadorf Emily That No. 56 Manadorf Emily That No. 56	27.06 0.16 52.73 11.05	401,330 6,970 112,620	\$10,722	- 3	\$2,052.51	\$0.74		

Mayor Villaraigosa Endorses Whitebird General Plan Amendment

In a stunning show of insensitivity to the voters in CD2, LA's new mayor Antonio Villaraigosa signed an approval for Whitebird's requested General Plan Amendment in July.

We hope it was a case of not reading the material put before him for his signature (like how Radar got Colonel Potter to sign things in the M.A.S.H. TV show without his knowing what he signed!).

Councilmember Wendy Greuel and Chief Planning Deputy Dale Thrush told the Foothill Trails District Neighborhood Council on Aug. 18 that his signature was just a routine procedural act, but this document looks like an official endorsement.

We urge all our readers to write Mayor Villaraigosa and tell him he made a mistake.

TRANSMITTAL				
TO The Council	DATE JUL 2 2 2005			
FROM Mayor	COUNCIL DISTRICT CD 2			
for property a (Sun Valley) Geographic An	meral Plan Amendment at 7900-8000 La Tuna Canyon Road Aa Tuna Canyon Community Plan - ea I, Window No. 144 - North Valley) No. 2004-4344 GPA/ZC/MPR			
I herewith approve the above matter for your approval.	e-entitled General Plan Amendment, and transmit this			
(contraction)	SAIO R. VILLARAIGOSA Mayor			
	2/14/05			

Community Opposition to Canyon Hills Grows

People from all over the foothills are expressing themselves publicly about Canyon Hills. Individual acts of spontaneous expression are encouraged!

Clockwise from right: Mock funeral at North Valley City Hall mourning the death of our rural community if Canyon Hills passes; Councilmember Wendy Greuel's car in the Sunland-Tujunga 4th of July parade; the F.A.L.C.O.N. entry in the 4th of July parade – bulldozers knocking down hillsides will be coming to our area soon! But 10 times bigger than this Bobcat rented from Bonners in Tujunga.







Photo courtesy of Lynne Lucas, Deja View Photography

Photo courtesy of Lynne Lucas, Deja View Photography

C.A.P. PO Box 633 Tujunga, CA 91043



Save postage. See the newsletter in color! Register your e-mail address with us today. Many e-mail notices have been sent this past year that have not been mailed. Keep informed. Register your e-mail address with us today!

About Canyon Area Preservation...

Please contribute the names and addresses of people/organizations you think can be important to our cause. Contact the CAP Views editor at CAPViews@comcast.net

Canyon Area Preservation was formed in 1997 by a group of homeowners and citizens to fight a development near La Tuna Canyon Road and the 210 Freeway (Duke Development).

Since then, we have been actively involved with informing citizens, government agencies, and community organizations about threats to the environment and rural quality of life in the Crescenta Valley, San Gabriel Mountains, and Sunland/Tujunga area.

Please join us. We are all volunteers concerned about our environment.

Feel free to make copies of this newsletter to give to neighbors, send in more e-mail addresses of people who want to help or know more, and contact agencies that can provide assistance. Thank you.

.....Important Contact Information......

Councilmember Wendy Greuel CD2 213-485-3391 wgreuel@council.lacity.org

Dale Thrush, Chief Planning Deputy CD 2 213-485-3391 dthrush@council.lacity.org

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Lake View Terrace Homeowners Assn. Amanda St.John Amanda@muttshack.org www.lvtha.org

Tujunga Watershed Deb Baumann www.tujungawatershed.org Shadow Hills Property Owners Assn. Elektra Kruger 818-352-6220 kalkrugers@earthlink.net

Foothill Trails Neighborhood Council Mary Ann Geyer marygeyer@aol.com www.foothilltrails.org

White Bird Development Group Richard Percell and Associates 6148 Foxcroft Avenue Las Vegas, Nevada 89108 richardpercell@cox.net

Valley Horse Owners Association Carol Locus President@vhoa.org