

## Organizations Working Together to Save the Verdugos and Oppose Canyon Hills

Sierra Club Angeles Chapter  
[www.Angeles.Sierraclub.org](http://www.Angeles.Sierraclub.org)  
Dean Wallraff (818) 679-3141  
deanraff@arsnova.org  
P.O. Box 4242, Sunland, CA 91041  
Michele Stone (818) 353-2422  
micheledale@earthlink.net

Friends of the Verdugos:  
[www.Verdugos.org](http://www.Verdugos.org)  
Glendale-Crescenta V.O.I.C.E.:  
[www.GCvoice.org](http://www.GCvoice.org)  
Canyon Area Preservation:  
[CAPViews@comcast.net](mailto:CAPViews@comcast.net)

FALCON:  
Julianne Maurseth (818) 352-3651  
Verdugo Mountains Protection Brigade:  
[www.SaveTheVerdugos.com](http://www.SaveTheVerdugos.com)

### Information about Canyon Hills

The Web sites listed above have extensive information about Canyon Hills as well as information on how to obtain copies of the Draft and Final Environmental Impact Reports. The Sierra Club (see contact info above) will provide copies on CD-ROM free of charge.

### What You Can Do

**Volunteer Your Time:** Contact your neighbors, liaise with other groups, help us organize, help with mailings, take photos, etc. Contact the Sierra Club or one of the other organizations listed above. We need volunteers with a variety of skills.

**Donate Money** to the Sierra Club to help preserve the Verdugos. Donate online at [www.verdugos.org](http://www.verdugos.org), or send your check (non-tax-deductible, payable to "Sierra Club") to: Sierra Club, Save the Verdugos!, P.O. Box 4242, Sunland, CA 91041.

**Attend Hearings:** email [CAPViews@comcast.net](mailto:CAPViews@comcast.net) or call Dean Wallraff at (818) 679-3141 to be informed about upcoming hearings.

**Contact Elected Officials**, especially Wendy Greuel, the City Councilmember whose district includes the proposed Canyon Hills site: (818) 352-3287, [greuel@council.lacity.org](mailto:greuel@council.lacity.org), 7747 Foothill Blvd., Tujunga, CA 91042

*This beautiful stream will be graded out of existence if Canyon Hills is built.*



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*Southern Sierran*  
Angeles Chapter  
Verdugo Hills and  
Crescenta Valley  
Groups

Sierra Club  
Save the Verdugos!  
P.O. Box 4242  
Sunland, CA 91041

# The Truth about Canyon Hills



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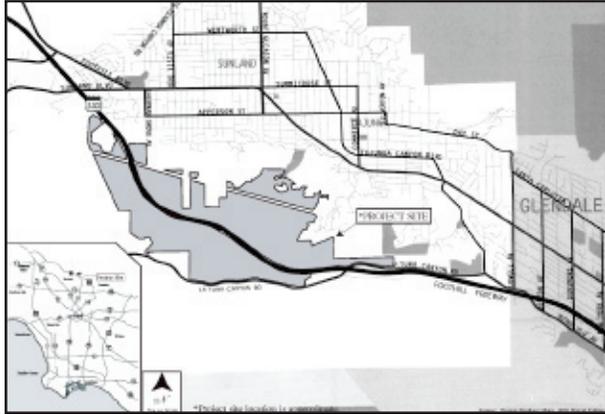
Sierra Club Angeles Chapter  
3435 Wilshire Blvd., #320  
Los Angeles, CA 90010-1004

(213) 387-4287 X204  
<http://angeles.sierraclub.org>

# The Truth about Canyon Hills

## The Proposed Project

The Canyon Hills site is located in the northern Verdugo Mountains, in the Sunland, Tujunga and La Tuna Canyon communities of the City of Los Angeles.



It is bounded by Verdugo Crestline Drive on the north and La Tuna Canyon Road on the south. The Foothill Freeway (the I-210) Scenic Corridor) bisects the project site.

If the project is built as approved:

- 280 large (4,000 square-foot) houses would be built on 194 acres of land within an 887-acre site;
- at least 338 acres would be affected by grading and brush clearance.

## The Sierra Club Is Against Canyon Hills

...as proposed. We acknowledge that the property owners have the right to develop their land in accordance with existing land-use and zoning regulations. But they are asking to do far more than that. Under the existing zoning and land-use designations, they would be allowed to put a maximum of 87 houses on the entire 887-acre property. They're asking for permission to build at over 14 times this density. A homeowner asking to build 14 houses on a lot zoned for one house would be turned down without a second thought by the L.A. City Planning Department. Should we, the citizens of Los Angeles, grant this privilege to an out-of-state land

speculator? Not unless it's clearly in the public interest. It's not. It will do irreparable harm to our environment and to our community.

## Here's Why We Should Say "NO" to Canyon Hills

(...as proposed.) The land is now open space in the Verdugos. It's chaparral-covered hillside on both sides of one of the most beautiful stretches of freeway in Los Angeles. It's visible from many other parts of the Verdugo Mountains, and is used for hiking and horseback riding.

The developer wants to build 280 large (4,000+ sq. ft.) houses as a luxury gated community in the Verdugos, removing it forever as open space. Recent studies have shown that Los Angeles is critically short of open space, with less per capita than any other major American city.

- Approving Canyon Hills would set a precedent to allow future large developments to flout planning and zoning rules, to build on hillsides and in ways that are incompatible with the existing community and with current law.
- Canyon Hills is urban sprawl, and will destroy hundreds of old oak trees and sycamores, and will reduce wildlife habit, corridors and freedom of movement.
- Canyon Hills will require massive (5.5 million



*The site proposed for the Canyon Hills housing development*

cubic yards) grading, cutting down some ridgelines by 80 feet!

- There will be construction noise, pollution, dust, visible scars from grading and traffic for 20 years.
- A project of this size would further tax already overloaded roads, schools, fire and police services, and adversely affect quality of life.
- Canyon Hills is not compatible with the rural, equestrian nature of the surrounding community, which is embodied in the Community Plan.

## The Community Plan

The *Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan* (available on the Web at [www.lacity.org/PLN](http://www.lacity.org/PLN)), is a comprehensive plan for the area, developed by the L.A. City Planning Department over a period of several years with extensive input from all stakeholders.

It states that open space shall be preserved, that existing views of hillside and mountainous areas shall be preserved, that grading shall be minimized in environmentally sensitive areas, and that scenic corridors such as the I-210 freeway should be preserved. It also states:

*The community includes large areas of open space and natural landforms. It is one of the more rural areas of the City and supports a substantial equestrian-oriented population. It is a policy of the Plan to protect these areas from encroachment by incompatible uses.*

Canyon Hills is clearly incompatible. Do we want to make an exception to our rules for Canyon Hills?

## What is the Alternative?

We can add housing in Los Angeles while preserving our open space and the character of our communities with smarter and more sustainable growth patterns: infill instead of sprawl, more compact development instead of tract-style projects, harmony with the natural landscape instead of obliterating it. The Verdugo Mountains are one of the last islands of undeveloped terrain in the city. Let's find a way to preserve them for posterity!