

UPDATE ON CANYON PARK DEVELOPMENT PROJECT

12100-12400 Big Tujunga Canyon Road

PRESENTATION TO STNC LUC MTG

APRIL 6, 2015

By

Mark Legassie, Alpine Village HOA

Save Our Canyon

AGENDA

- Introduction/Project Status
- Geology Study Problems
- Housing Needs – the Truth
- Endangered Species Act enforcement?
- Strategic Plan
 - Wait for DEIR and hire lawyer?
 - OR Stop it dead in its track before it leave DCP

INTRODUCTION

SAVE OUR CANYON

- 500 members (450 FB & 50 non-FB)
- Current campaign: “***Stop the Canyon Park Development***”
- S-T Residents, Alpine Village HOA, Equestrians, Archers, Hikers, Environmentalists, TV Star (A.Arngrin)
- Outreach #1: Publicly accessible site – no FB acct needed
 - fb.com/SaveOurCanyon (info & resources only inc. outreach brochures, form letters, public service announcement videos, way to volunteer time)
- Outreach #2: Discussion Group – FB acct needed
 - fb.com/groups/StopCPD (discussion group, free exchange of no-lose strategic and tactical planning ideas, brainstorming => necessitates a closed group)

Project Status

As of April 6, 2015: Geology Study completed but being contested by Save Our Canyon because it did not identify two different faults which lie on the property. Draft EIR generation currently underway, expected distribution is June 2015. Application for up-zoning not yet submitted. Save Our Canyon is conducting research to discover any information that will stop the project before DEIR is issued. Findings thus far: If DCP initiates a GPA then we have proof that they will be in nonconformance with their own planning documents.

Geology Study

Results of study revealed no faults or no problems on the property?!!

Nonsense – following overlays verify the 1971 surface rupture and the active Mt. Lukens Thrust Fault both traverse through the property.

Cottonwood Glen

- Fault cuts material of given age
- Fault does not cut material of given age
- H Holocene (?) age
- L Late Pleistocene (?)
- P Pleistocene age
- T Tertiary age
- B Crystalline basement of pre-Tertiary age

Fault Evaluation Report 69 by the CA Geological Survey

FE 69

Fault Legend

- Solid line represents a well-located surface trace, dashed where approximately located
- Widely spaced dots represent fault known only in subsurface.
- Closely spaced dots represent inferred buried fault.

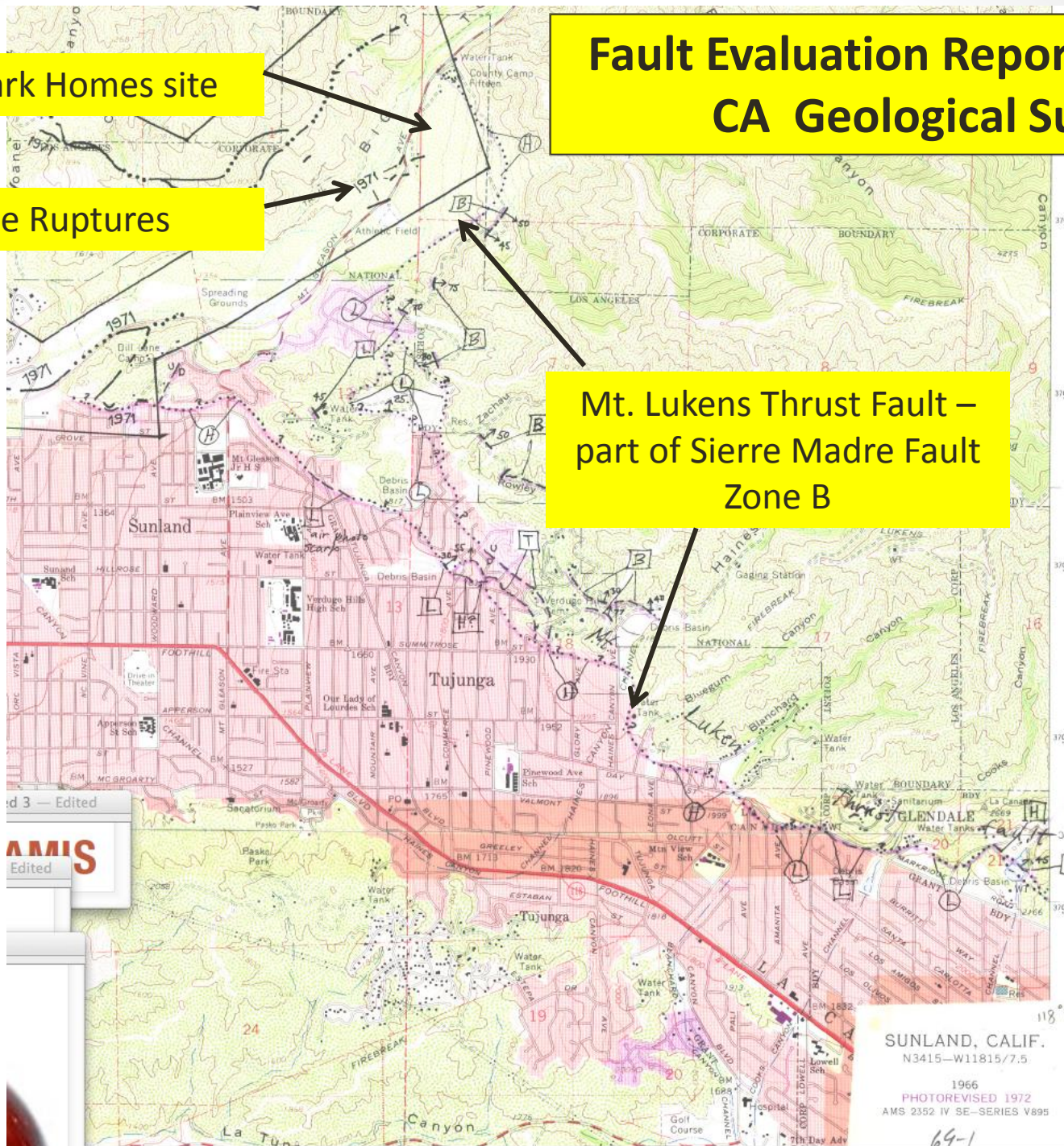


Canyon Park Homes site

1971 Surface Ruptures

Fault Evaluation Report 69 by the CA Geological Survey

Mt. Lukens Thrust Fault – part of Sierra Madre Fault Zone B



Map 3 - Edited

AMIS Edited

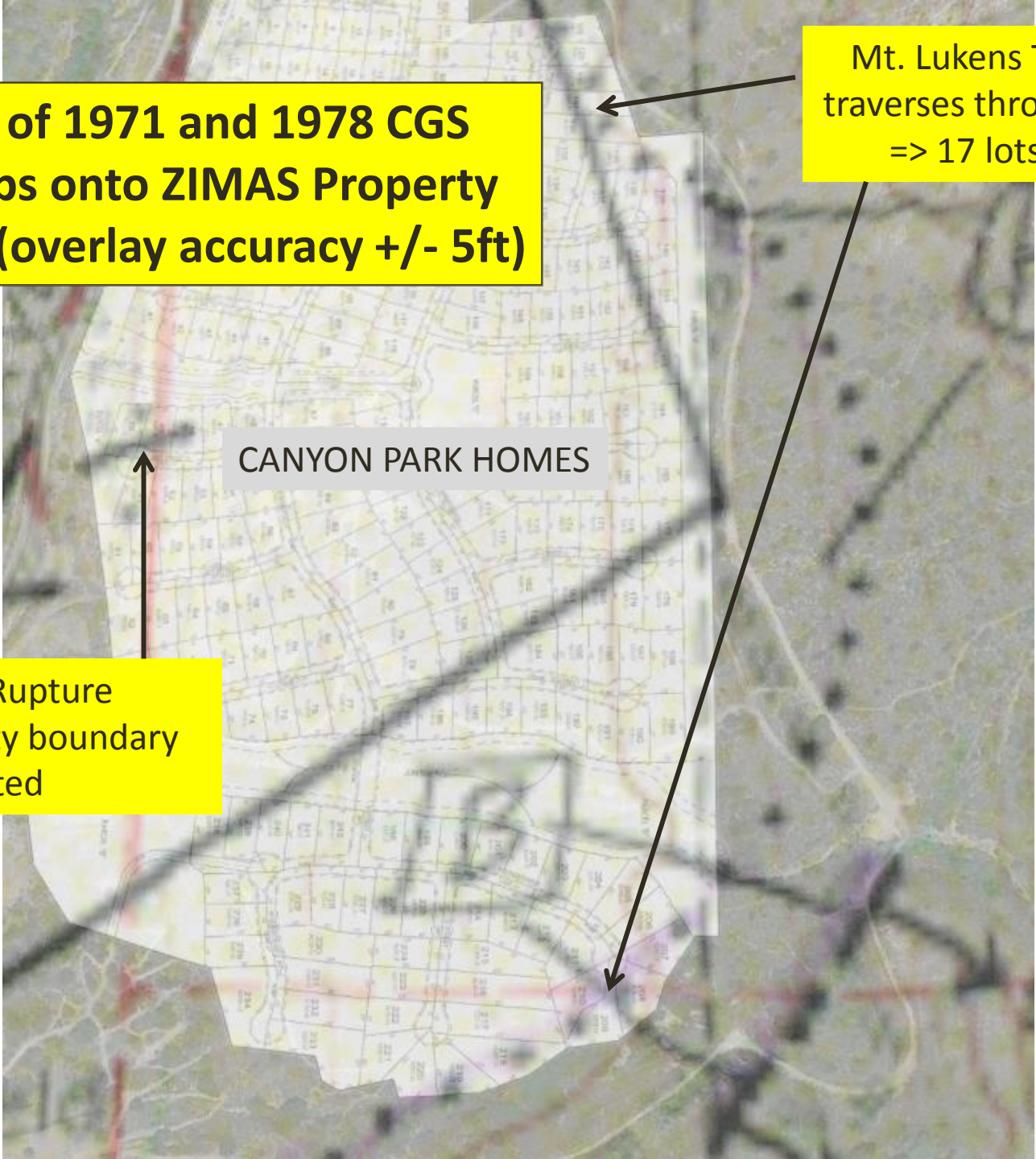
SUNLAND, CALIF.
 N3415-W11815/7.5
 1966
 PHOTOREVISED 1972
 AMS 2352 IV SE-SERIES V895
 69-1

**Overlay of 1971 and 1978 CGS
Fault Maps onto ZIMAS Property
Boundary (overlay accuracy +/- 5ft)**

Mt. Lukens Thrust Fault
traverses through property
=> 17 lots affected

CANYON PARK HOMES

1971 Surface Rupture
within property boundary
=> 5 lots affected



"From: Mark Legassie <marklegassie@gmail.com>
Date: April 6, 2015 at 12:13:20 PM PDT
To: "jeffrey.wilson@lacity.org" <jeffrey.wilson@lacity.org>
Subject: Fwd: Fault Overlays Showing Faults on 22 Proposed Lots

To: LADBS Geology/Grading Section

Hi Jeffrey,

We know you are currently reviewing the geology report for Canyon Park homes, so thanks in advance for taking a look at our analysis of the active faults on the Canyon Parks property (12100-12400 Big Tujunga Cyn Rd. The email below was sent to DCP after we learned that the initial geology report found no faults on the property. The map overlays we had created using CGS data and ZIMAS property damage contradicts the geology report findings. We also learned that NavigateLA's depiction of the Sierra Madre Fault Zone B is inaccurate and doesn't extend up to the property like it should and as documented in FER-69.

Mark Legasie
Alpine Village Home Owners Association
7637 Alpine Way
Tujunga, CA 91042

Begin forwarded message:

From: Mark Legassie <marklegassie@gmail.com>
Date: April 2, 2015 at 6:23:25 AM PDT
To: "nick.hendricks@lacity.org" <nick.hendricks@lacity.org>
Subject: Fault Overlays Showing Faults on 22 Proposed Lots

Hi Nick,

As promised, here are the fault overlays showing the property boundary superimposed over two different fault maps. The accuracy of these overlays is +/- 5 feet. Using the "build at least 50 ft from a fault" rule, our analysis shows that there are 22+ lots uninhabitable according to the location of the faults described in the 1971 and 1978 geology reports. Here are the fault overlays showing these lots and the fault lines:

1) 1971 CGS Special Studies map (file: Overlay_1971_ruptures_on_property...)- solid line indicates 1971 visible surface rupture; directly under or within 50 ft of 5 lots, making them uninhabitable:

Lots 48, 49, 50, 51, 52

2) 1978 CGS FER 69 (file: Mt. Lukens Google Earth Final Overlay...) - dotted line represents buried Mt.Lukens Thrust Fault, believe to have been active in the Holocene period; reference CGS FER 69; directly under or within 50 ft of 17 lots:

Lots 106, 128, 129, 130, 131, 132, 136, 139, 206, 207, 208, 209. 210, 217, 218, 219, 220

Also attached is reference material for the Mt. Lukens fault map including the map legend and zoomed out version showing the entire map.

If you need anything else please let me know. Unfortunately it appears the geology study may need to be redone with trenches dug in the correct locations. Let me know.

Geology Study

Result: Recommending that the developer conduct a second, more in-depth study using the correct locations and additional Mt. Lukens fault data

LA Times Article – Mar 9, 2015

Working to protect that bucolic image

Sunland-Tujunga residents say proposed housing project would mar area's character.

BY HAILEY BRANSON-POTTS

Weary of being dismissed as an outpost for biker gangs or a hideaway for meth labs, residents in Sunland-Tujunga worked for years to rebrand the northeast San Fernando Valley community as a place that took pride in its natural beauty and wide-open vistas.

Community leaders cre-

ated an official logo featuring a towering mountain range and a majestic bridge surrounded by trees. They adopted a motto — “Gateway to the Angeles National Forest” — that is now displayed on light-pole banners, T-shirts and coffee mugs.

But now a developer's proposal to build a master-planned community on 78 acres of chaparral-covered land just inside the Angeles National Forest boundary is running up against that bucolic image.

“It's not just the local people that benefit from having this open space,” said [See Buco]

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LA Housing Needs – the Truth

On April 5th, the Alpine Village HOA wrote a letter to the editor of the LA Times regarding a misleading statement that was made by Salisbury's rep in the article about Canyon Park homes in the Mar 9th edition. It's included below for your reference:

"Mr. Rosenhein mentions in the article that the "city of Los Angeles has a housing shortage at all levels". He adds that is why Ben Salisbury wants to build hundreds of large 5-bedroom homes to fill up the last remaining open space in Big Tujunga Wash.

However, a review of the Dept of City Planning's "Housing Needs Assessment 2013-2021" report contradicts this claim. It indicates that the number of large family units (3+ bedrooms) is more than sufficient and actually the need is decreasing due to fewer number of young families, a big increase in the baby boomers over age 55 without children at home, and a low median salary expected for upcoming new jobs through 2021 (mostly service sector).

The City states in Para B.5 of the report (released Dec 2013) that "there are clearly enough large owner-occupied dwellings" (3+ bedrooms).

They back it up with numbers: 69% of owner-occupied housing are large (3+ bedrooms) while only 18% of these large homes are comprised of large family households (5+ people), showing an excess of large owner occupied homes.

On the other hand, there is a shortage of large rental units due to demographics (most large families in LA can only afford to rent), and projections through 2021 indicate a need for more affordable rental housing for lower-income families in LA. "

ESA

From: Mark Legassie <marklegassie@gmail.com>

Date: April 4, 2015 at 11:38:56 PM PDT

To: Nicholas Hendricks <nick.hendricks@lacity.org>

Subject: Endangered Species Act reqts for Private Land Owners

Nick,

The attached ESA fact sheet says that Salisbury needs to apply with the FS for an incidental take permit and generate a Habitat Conservation Plan. This applies to both private and public lands.

How does the city ensure compliance with federal reqts, including the endangered species act? Does the city ensure developers apply for a federal taking permit (ITP) before approving a large project in ecologically sensitive areas such as Big Tujunga Canyon's designated final critical habitat ?

Do you know if an application has been submitted to the FS for Canyon Parks?

<http://www.fws.gov/endangered/esa-library/pdf/hcp.pdf>

Thanks,
Mark

Strategic Plan

- Wait for DEIR & Hire Lawyer?
- **PUBLIC PRESSURE - Strong letter to DCP**

1. Should be addressed to Nick's boss, the head of DCP, with Nick and Alan Bell cc'd

2. First para should summarize the contents of the letter, ie that we believe this project should be immediately rejected in its present form since it does not conform to a single element of our City's planning document that they created and that they are chartered to implement--the General Plan. An early management review would have found these basic problems but it never was held.

The opening paragraph should also state that we'll be addressing 3 of those elements in this letter as a start: 1) Framework Element (to concentrate development on major corridors and preserve open space), 2) Housing Element (housing needs assessment report) and 3) Land Use Element (violates community plan zoning, open space, blending, and transition reqts), violate scenic preservation plan, violates equestrian ordinance intentions).

Even though your letter is awesome, the above changes will make it more readable, organized and easy to follow. Each of three paragraphs of the Body of the letter can address one of the elements in detail, with the emphasis on repeatedly pointing out they would be violating their own formal planning documents.

The last paragraph should restate that after reviewing this info themselves, we believe and expect that DCP will reject the plan in its current form, since the disadvantages to the well-being of our city and local residents far outweigh the single advantage: a large profit margin for the out of town developer who never plans to even live there.

Finally, tell them in closing that we're sure once the general public finds out about all of these non-conformances, they will not be pleased if DCP completely ignores their charter and formal planning documents the department spent tons of taxpayer dollars on to create and implement.