



***Delivering Important, New Equestrian Opportunities...
Trails, Access, Open Space and Facilities***

The new Hidden Creeks Estates & Preserve, planned for a 285-acre site northwest of Porter Ranch in the San Fernando Valley, has developed a residential community with a balanced focus on equestrian amenities and benefits for both residents and the broader community.

The 188 homes planned for Hidden Creeks Estates & Preserve will be built on large lots averaging 18,500 square feet, with 25 of the lots specifically designed for horse-keeping, centered around an entirely rebuilt and improved equestrian center, creating a unique equestrian village.

The new community also will set aside 114 acres as a Preserve -- dedicated open space -- preserving both Browns Canyon and Mormon Creeks in their natural state, while maintaining public access. And, Hidden Creeks Estates & Preserve will deliver other important benefits, such as new fire-fighting defenses including new water, water storage and staging areas to increase fire protection for both Porter Ranch and Chatsworth.

Homes in the new, gated community will be clustered primarily in the center of the property, with average house-to-creek setbacks of over 400 feet, thus preserving and protecting creek-side natural areas as part of the public open space, and permanently accessible for hiking and horseback riding. More than 5,000 newly planted trees also will be added to the area.

New Equestrian Benefits -- include net increase in horse-keeping opportunities with choices between turn-key equestrian center and 25 onsite equestrian lots. Other benefits include:

- 114 acres of permanently dedicated open space as the Hidden Creeks Preserve
- Permanently dedicated equestrian and hiking trails replacing current temporary access
- 2 mile internal trail loop (with Porter Ranch Trail) connecting to future regional trail system
- Preservation of Browns Canyon Creek and Mormon Creek riparian areas
- Current trail access along Mormon Creek to Porter Ranch to remain open during construction
- Public trail head parking area for 10 horse trailers for valley residents
- New equestrian facility with 120 horse capacity for area riders and events -- a net 65 horse capacity addition to the area
- Equestrian village with 25 horse-keeping lots adjacent to equestrian center with direct trail access
- Centralized water filtration to protect creeks from equestrian runoff

Additional Benefits to include both natural area protections and fire protections:

- Community clustered on disturbed mesa away from creeks, with addition of over 5,000 new trees
- Wildlife corridors preserved through creek habitat protection
- New community serves as fire break and defensible area during wildfires
- One million new gallons of water capacity for enhanced fire-fighting in the area
- Space for a potential new fire helipad
- New water hydrants at Browns Canyon and staging area provides much needed permanent water source in the canyon for Fire Trucks
- Dual use trailer staging at Browns Canyon to accommodate multiple fire trucks for filling tanks
- 13 turn outs on Browns Canyon Rd to enhance evacuation during fires
- Emergency-only access to Browns Canyon Rd provides canyon residents and horse boarders additional evacuation north to Porter Ranch during fires.
- 16 acres of new public parks including 3 ball field with 100 parking space park lot available as a protect-in-place staging area for horses during fires
- At build out all resident traffic via Porter Ranch. Browns Canyon Rd. limited to emergency and equestrian traffic

Currently located in unincorporated Los Angeles County, Hidden Creeks Estates & Preserve is proposed to be annexed into the City of Los Angeles. As part of the project, a full Environmental Impact Report is being prepared and public hearings will be held, providing the community with ample opportunity to be involved in the review and approval process. Visit: www.hidden-creeks.com