



***Delivering Important, New Community Benefits...  
Nearly Half of Site Preserved as Open Space and Parks***

A new community of estate-style homes, featuring an updated equestrian village and new youth sports fields designed for the public, is planned for a 285-acre site northwest of Porter Ranch in the San Fernando Valley.

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.

The new community 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 accessible for hiking and horseback riding. More than 5,000 newly planted trees also will be added to the area.

***New Community Park***

A new, 19-acre community park, located immediately northeast of the property will be developed with public access from Porter Ranch via Mason Avenue. Plans include:

- *New much-needed sports fields dedicated for public use*
- *New community meeting facility and restrooms, with ample on-site parking for 100 vehicles*
- *New basketball court, "tot-lot," picnic areas and passive use open space*

***Equestrian Village***

Hidden Creeks Estates & Preserve also will incorporate an equestrian village for public use, including:

- *An entirely rebuilt Mountain Meadows Equestrian Center with two arenas, up to 120 stalls, turnout areas, wash racks, horseshoeing and grooming areas, and a gazebo/spectator viewing area*
- *Equestrian staging/horse trailer parking at Browns Canyon to enable access to regional trail system*
- *Public access equestrian trails both east and west of the community, providing linkage to trails in the Michael Antonovich Parkland to the north*

***New Firefighting Defenses***

Hidden Creeks Estates & Preserve will deliver critical fire-fighting improvements, including:

- *New fire staging areas adjacent to the public park with a new water supply for firefighting, along with a potential new helipad to protect neighboring communities*
- *Over 30 additional fire hydrants, with a net additional million-gallon firefighting capacity*
- *Improved firefighting access with new turnouts on Browns Canyon Road*
- *All houses will have sprinklers, with a minimum 200' fuel modification zone*

***Additional Community Benefits***

- *\$229 million community investment*
- *Nearly \$4 million in new fees to support local schools*
- *4,360 new construction jobs*
- *\$4.7 million in annual sales and property tax revenue*
- *Preliminary traffic studies indicate NO significant traffic impact to the neighboring Porter Ranch community, with no reduction in service at nearby intersections, including Mason and Rinaldi Avenues.*

*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.*