



Frequently Asked Questions

What is Hidden Creeks Estates & Preserve?

Hidden Creeks Estates & Preserve is a new, proposed community adjacent to Porter Ranch in the San Fernando Valley. The gated community will be situated on 285 acres and will feature luxury homes, including equestrian lots, an equestrian facility, and a community park with youth sports fields designed for public use. In addition, nearly 50% of the property will be preserved as publicly accessible open space and parks.

Where is the project located?

Hidden Creeks is bounded by Brown's Canyon Road on the west, Porter Ranch on the east, and the convergence of Mormon Creek and Brown's Canyon Creek to the south. The project is currently located in unincorporated Los Angeles County, but is proposed to be annexed into the City of Los Angeles.

How many homes will be built? How large will the lots be?

There are 188 luxury homes planned for the new community, with lots averaging 18,500-square-feet, clustered primarily in the center of the property. This includes 25 lots designed specifically for horse-keeping. These equestrian lots will be a minimum of 20,000-square-feet to a maximum of more than one acre.

Is this an equestrian community?

There will be substantial benefits to the area's equestrian community. In addition to the 25 equestrian lots, Hidden Creeks will incorporate many equestrian amenities for public use. These include an updated equestrian center, accommodations for horse trailers to access the regional trail system, and public entry to equestrian trails.

What about the existing equestrian facility? Who will have access to the equestrian center?

The existing Mountain Meadows Equestrian Center will be entirely rebuilt and improved. It will feature up to 120 horse stalls, two arenas (one covered), turnouts, wash racks, hot walker, gazebo/spectator viewing area, multiple barns, round pen, horse-shoeing and grooming areas. Stalls will be available for rent to Hidden Creeks residents on a priority basis as well as to area residents. Plans also call for equestrian trail easements dedicated on the Brown's Canyon side (west side) of the project and the Mormon Creek side (east side for use by Hidden Creeks residents and valley equestrians), along with a circular trail loop and a trail to an overlook site. In addition, an equestrian staging/parking area will be provided at Brown's Canyon Road as a convenience for valley residents to park and enjoy the cross-country riding.

Will Hidden Creeks have dedicated open space? How much will be preserved?

114 acres will be set aside as the Preserve -- dedicated open space. Areas around Mormon and Brown's Canyon Creeks also will become part of the public open space, enhancing and connecting with existing hiking trails. And the equestrian trail system and newly developed sports park also will be part of the open space.

Who's developing Hidden Creeks?

Hidden Creeks is a project of Starwood Land Advisors, a NYSE publicly traded company and a developer of single-family master-planned communities, as well as sites for commercial and multi-family uses. The company's mission is to create thoughtfully planned communities, towns and neighborhoods of the highest quality, while maintaining high levels of sustainability and stewardship for generations to come.

Tell me more about the community park. What amenities will this park have?

In addition to the 114 acres of permanently dedicated open space, 19 acres will be managed by the city as a public park, which will be located immediately northeast of the property, with public access from Porter Ranch via Mason Avenue. The new community park will include much needed sports fields dedicated for public use, including softball fields, a new community meeting facility and restrooms, parking to accommodate 100 vehicles, a basketball court, a toddler playground, and picnic areas.

Who's paying for the park?

The project developer will complete all grading, underground improvements, landscaping and other yet-to-be finalized park improvements.

What are the economic benefits of the project? Other benefits to the community?

Economic benefits include a \$229 million investment in the local community, 4,360 new construction jobs, \$4.7 million in annual sales and property tax revenues, and \$4 million in new fees to support local schools. In addition, Hidden Creeks Estates & Preserve will create a new public park, a 114-acre preserve, a newly rebuilt equestrian village, and will add more than 5,000 newly planted trees to the area. The new community will also provide access to existing regional trail systems.

What will happen to existing trails for hiking and horses?

Trails will stay intact. The equestrian center will provide links to public access equestrian trails along the east and west sides of the community, providing a connection to existing trails in the Michael Antonovich Parkland to the north.

How will the creeks be protected?

Homes will be clustered in the center of the property, with average house-to-creek setbacks of over 400 feet, thus preserving and protecting the areas around Mormon and Brown's Canyon creeks that are also part of the public open space. During construction, there will be debris fencing to protect the creeks.

What are you doing about fire safety and fire protection?

Hidden Creeks Estates & Preserve will provide substantial fire prevention and firefighting improvements to Porter Ranch, Chatsworth and surrounding communities. Starwood Land Advisors have coordinated with the Fire Department to include a water tank for firefighting use with a capacity greater than city requirements. Other efforts include two new fire-staging areas adjacent to Brown's Canyon and the public park, a potential new helipad to protect neighboring communities, more than 30 additional fire hydrants with a net additional million-gallon fire fighting capacity, and improved firefighting access with a minimum of 10 turnouts on Brown's Canyon. In addition, all houses will have sprinklers with a minimum 200 feet fuel modification zone. Currently, Brown's Canyon residents have only a single access; however, Hidden Creeks Estates & Preserve will provide a secondary access for fire safety.

Where is the entrance to Hidden Creeks?

The entry to Hidden Creeks will be past the new public park, via an extension to Mason Avenue -- a new city road planned to be constructed by the developer.

Will trails be open during construction and grading?

We anticipate trails will be open during grading and construction. By clustering homes in the property's center, we can minimize grading and protect the natural terrain.

What are you doing about water supply? How is it guaranteed?

Los Angeles Department of Water and Power has agreed to enter into a water supply agreement with Hidden Creeks Estates & Preserve.

How are you going to mitigate air quality issues during construction?

Dust from grading is the primary cause of air quality impacts, which will be controlled with measures required by the Environmental Impact Report (EIR), including watering roadways and graded areas, maintaining perimeter fencing and covering hauling trucks.

Will there be increased traffic after Hidden Creeks Estates & Preserve is developed?

Preliminary traffic studies indicate no significant traffic impact to the neighboring Porter Ranch community, with no reduction in service at nearby intersections, including at Mason and Rinaldi avenues. Hidden Creeks will generate less than 2% of the traffic already accounted for with the full build-out of the final phases of Porter Ranch.

What is the schedule for this project?

We expect the public review process to begin later this year. With project approval in 2012, initial grading and site preparation, including the park, can begin in 2013. When grading is complete, the equestrian center will be redeveloped. Home construction is expected to be underway in 2014, and will continue for a number of years.

What is the project's current status? What work has been done so far?

Hidden Creeks Estates & Preserve has filed the appropriate applications with the city and county. As part of the project's planning, representatives of Hidden Creeks have met with local neighborhood councils, as well as numerous other community organizations. Their early input has helped shape the design of the development and the public use facilities. In addition, a full Environmental Impact Report (EIR) has been prepared. Additional public meetings and hearings will provide the community with opportunities to be involved in the review and approval process. Upon project approval, the new community will be included within the Porter Ranch Neighborhood Council jurisdiction.

What issues did the EIR raise?

All environmental impacts have been detailed with full mitigation measures in the EIR. Starwood Land Advisors have incorporated numerous public comments during the EIR's circulation. The issues raised in the EIR are standard for this type of project and include grading, water supply, equestrian lots, creek beds and construction impacts (trucks, Brown's Canyon entrance, air quality). The city has confirmed that the EIR is ready for certification and the Los Angeles Department of Water and Power has agreed to enter into a water and power agreement. Preservation of adjacent open space and potential impacts were considered and mitigation measures identified.

I'm concerned about run-offs and odors from the equestrian facility. What will be done to address these concerns?

The location of the equestrian facility is designed to promote the public welfare by centrally concentrating odors, run-off and other derivatives of equestrian uses in an area that will have the least impact on new residents and the surrounding community. Central equestrian facilities often enable improved environmental management practices. Since the entire site is buffered by open space, the facility will have minimal negative impacts on the surrounding community.

Where can I get more information about the project?

More Information can be found on the Hidden Creeks Estates & Preserve website at:

www.hidden-creeks.com