



## ***Hidden Creeks Estates Delivers Important, New Community Benefits... Almost Half of Site To Be Preserved as Open Space and Parks***

A new community of luxury homes, featuring an updated equestrian center and new youth sports fields designed for public use, is planned for a 285-acre site immediately adjacent to Porter Ranch in the San Fernando Valley.

The 188 homes planned for Hidden Creeks Estates will be built on large lots averaging 18,500 square feet, with 25 of the lots designed specifically for horse-keeping.

The new community will set aside 118 acres as dedicated open space, and deliver important new fire-fighting defenses including new water, water storage and new staging areas to increase protection for both the Porter Ranch and Hidden Creeks communities.

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 the areas around Mormon and Browns Canyon Creeks that also are part of the public open space.

### ***New Community Park***

A new 18-acre community park, located immediately northeast of the property, with public access from Porter Ranch via Mason Avenue, will 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 Amenities***

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

- *An entirely rebuilt and improved Mountain Meadows Equestrian Center featuring two arenas, 120 horse stalls, turn-out areas, a gazebo/spectator viewing area, wash racks, and horse-shoeing and grooming areas.*
- *Public staging at Brown's Canyon to enable access to regional trail system*
- *Public access equestrian trails also are planned east and west of the community, providing linkage to trails in the Michael Antonovich Parkland to the north.*

### ***New Firefighting Defenses***

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

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

### ***Additional Community Benefits***

Additionally, Hidden Creeks Estates will add over 5,000 newly planted trees to the area. Its positive economic impact will include almost \$4 million in new fees to support local schools. Importantly, 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.

*Currently located in unincorporated Los Angeles County, Hidden Creeks Estates is proposed to be annexed into the City of Los Angeles. As part of the project, a full Environmental Impact Report is being prepared, providing the community with opportunity to be involved in the review and approval process.*