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June 23, 2008

Jimmy C. Liao, City Planning
Environmental Review Section
Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012

REGARDING: EAF NO: ENV-2005-6657-EIR
PROJECT NAME: Hidden Creeks Estates

Dear Mr. Liao,

At our general meeting on May 6, 2008 the Porter Ranch Neighborhood Council (PRNC) heard a presentation about the proposed Hidden Creeks Estates project and its Draft EIR SCH No. 2006031049, EIR Case File No. ENV-2005-6657-EIR. The PRNC met again on June 3, 2008 and discussed the proposed project and our position regarding the DEIR.

The PRNC concludes that the DEIR is a very comprehensive document that presents many details about the proposed project. We understand that it was prepared for the Los Angeles Department of City Planning in compliance with CEQA requirements.

At this time, the PRNC does not believe that we have the appropriate experience to comment on the specific details of the DEIR and feels that the Department of City Planning is much more knowledgeable and better qualified to judge project compliance as presented in the document. However, from our discussions about the project, the PRNC did identify the following issues of interest to the Porter Ranch community:

1. The addition of 188 new Hidden Creeks Estates homes in Porter Ranch could potentially add about 250 school-aged students to the community which may cause further overcrowding of the existing and planned local schools.
2. Traffic on Mason Avenue will increase as it is proposed to be the only access in and out of Hidden Creeks Estates. In addition, the new Porter Ranch School is to be built at the southeast corner of Mason Avenue and Sesnon and extra heavy congestion at that intersection may develop at the times when school begins and ends.
3. The proposed site is in a high fire danger area.

4. The ongoing annual costs of maintaining the new public areas that are part of the Hidden Creeks Estates project will be assumed by the City of Los Angeles.
5. Additional Hidden Creeks Estates entrances and exits are desirable especially during emergencies and open access via Browns Canyon and/or Sesnon may be good options.
6. As part of planning and building the Hidden Creeks Estates project, improving Porter Ranch roadways is desired specifically to improve Freeway 118 access via Tampa Avenue, adding an additional lane to Porter Ranch Drive and installing and/or extending center medians on major thoroughfares: Rinaldi, Reseda, Sesnon, Tampa, Wilbur, Porter Ranch Drive, Mason.
7. More new development in Porter Ranch may not be beneficial to existing stakeholders.

Since the PRNC was first introduced to the Hidden Creeks Estates project several years ago the developer has actively worked with us to solicit our comments, concerns and suggestions. We have attended presentations and meetings about the project, toured the proposed site, studied detailed plans, and frequently dialogued with Porter Ranch stakeholders. At this time, we feel that Hidden Creeks Estates is a good project for our community and believe that it will be a positive addition to Porter Ranch.

Very truly yours,



Mel Mitchell
President

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