

Hidden Creeks Estates

Vesting Tentative Tract 68724
Los Angeles, California

Executive Summary

Prepared for:
The City of Los Angeles

Prepared by:
Hidden Creeks Estates, L.L.C.
Forestar Real Estate Group, Inc.
960 South Westlake Blvd., Suite 202
Thousand Oaks, CA 91361



Hidden Creeks

Estates & Preserve

Delivering Important, New Community Benefits

Almost Half of Site To Be Preserved as Open Space and Parks

Adjacent to the final build-out of Porter Ranch in the northwest San Fernando Valley will be Hidden Creeks Estates & Preserve -- a new community of homes, featuring large estate and equestrian lots, with a 12-acre updated equestrian village and a 19-acre park with new youth sports fields designed for public use.

The new community also will establish the Hidden Creeks Preserve -- setting aside 119 acres as dedicated and conserved open space.

The 285-acre Hidden Creeks & Preserve will include a new, gated community of 188 luxury homes clustered in the center of the property, with lots averaging 18,500 square feet. Twenty-five lots will be designed specifically for horse-keeping.

Average house-to-creek setbacks of over 400 feet will preserve and protect the areas around Mormon and Browns Canyon Creeks, also becoming part of the public open space. Trails running along both creek sides will remain open for hiking and horseback riding, connecting the accessible, natural Hidden Creeks Preserve with both the new and surrounding community. Over 5,000 newly planted trees will be added to the area as well.

Importantly, Hidden Creeks Estates & Preserve also will deliver NEW fire-fighting defenses -- including new water supply, water storage and fire staging areas -- to increase fire protection for both the Hidden Creeks and the adjacent Porter Ranch and Browns Canyon communities.

New Community Park

A new, 19-acre community park, located in the northeast corner 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 & Preserve also will incorporate a 12-acre equestrian village for public use, including:

- An entirely rebuilt and improved Mountain Meadows Equestrian Center featuring two arenas, 120 horse stalls, turnout 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 & Preserve 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 10 new turnouts on Browns Canyon Road.
- All houses will have sprinklers, with a minimum 200' fuel modification zone.



Additional Community Benefits

Hidden Creeks Estates & Preserve represents a \$229 million construction investment in the local community and will create over 4,300 jobs during the course of its build-out. Its positive economic impact will include more than \$4.7 million annually in new property and sales tax revenue to the city, and nearly \$4 million in new fees to support local schools. Importantly, preliminary traffic studies indicate no significant traffic impact to the neighboring Porter Ranch community, and 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's approval, a full Environmental Impact Report is being prepared and public hearings will be held, providing ample opportunity for the community to be involved in the public review and approval process.

About Forestar

Hidden Creeks Estates & Preserve is a development of Forestar Real Estate Group LLC (Forestar), a NYSE publicly traded company, in association with local managers from First American Communities. Forestar's mission is to create thoughtfully planned communities, towns and neighborhoods of the highest quality, while maintaining high levels of sustainability and stewardship for today, tomorrow and generations to come.

For additional information, please visit:

www.hidden-creeks.com

Hidden Creeks Estates

CPC 2005-6656 GPA/ZC 9/21/05
EAF-2005-6657
ZC, GPA, PRE-ANNEXATION/DA, CUP

EXECUTIVE SUMMARY TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- COMMUNITY BENEFITS
- ECONOMIC BENEFITS
- FREQUENTLY ASKED QUESTIONS
- DPGF - STIMULUS LETTER
- MASTER LAND USE APPLICATION
- ACTIONS REQUESTED – MASTER LAND USE APPLICATION
- ANTICIPATED ENTITLEMENT REQUESTS
- SUPPLEMENTAL INFORMATION – FINDINGS/JUSTIFICATION
- NEIGHBORHOOD SUPPORTERS SIGNATURE SHEETS
- VICINITY MAP
- REQUESTED: NEW ZONING EXHIBIT
- PROPOSED GENERAL PLAN DESIGNATION & LAND USE EXHIBIT
- SITE PLAN (COLOR)
- PUBLIC PARK PLAN (COLOR)
- EQUINE VILLAGE PLAN (COLOR)
- REPRESENTATIVE ENTRY FEATURE (COLOR)
- RESIDENTIAL RENDERING
- OPEN SPACE / ON-SITE
- NATIVE WOODLAND MITIGATION PLAN
- LOS ANGELES COUNTY FIRE DEPARTMENT SECONDARY ACCESS LETTER
- SECONDARY ACCESS BROWN'S CANYON TURN-OUT EXHIBIT
- PROPOSED PUBLIC RIDING & HIKING TRAIL EXHIBIT
- OFF-SITE PHOTO LOCATION EXHIBIT AND PHOTOS
- ON-SITE PHOTO LOCATION EXHIBIT AND PHOTOS
- REGIONAL PLAN AERIAL PHOTOGRAPH
- STAGING AREA EXHIBIT
- BANDING PLAN PRE AND POST DEVELOPMENT

HIDDEN CREEKS ESTATES **EXECUTIVE SUMMARY**

This Executive Summary of the application of Hidden Creeks Estates, by Forestar Real Estate Group, provides crucial components of the full submittal to the City of Los Angeles. The submittal can be referenced by its City filing: CPC 2005-6656 and EAF 2005-6657. A separate submittal was made for the Tentative tract map associated with the property. (For this summary all acreage has been rounded).

This Executive Summary includes the Master Land Use Application, site plans, maps, and findings for the discretionary approvals. This Summary provides critical information on the proposed development. A complete and more detailed application has been submitted to the City Planning Department, Council District 12 and is available upon request from Forestar, Mr. John Polito at (805) 494-0764, or via email at politoland@aol.com.

The Application/Discretionary Approvals

The Property is presently located in the County of Los Angeles, contiguous to the Chatsworth-Porter Ranch Community Plan and intended to be annexed to the City of Los Angeles. The annexation will be ultimately determined by the Los Angeles Local Agency Formation Commission, or as commonly termed, LAFCO.

In 2005 the Los Angeles City Council adopted a Motion to prepare an application to LAFCO to amend the boundaries of the City's Sphere of Influence to include the Hidden Creeks property and adjacent property. In its adoption, the City Council expressly confirmed that the Hidden Creeks area was, "determined to be the probable, ultimate physical boundaries and service area for the City of Los Angeles."

The application includes the filing of the following discretionary approvals:

- General Plan Amendment from Non-Urban to Open Space, Minimum Residential, Very Low I Residential and Very Low II Residential
- Zone Change from County A-2/City R-1 to OS, A-1, RA-1 and RE-11
- Conditional Use Permit for the equestrian facility in the RA zone
- Annexation from the County of Los Angeles to the City of Los Angeles
- Development Agreement between the Applicant and the City of Los Angeles
- Variance for certain wall heights

The approvals also include the filing for a vested tentative map, Tentative Map No. 68724 for 188 single family lots. The Map has been bifurcated from this application since portions of the map require testing that has not been completed as of this filing. The City will have a separate hearing for the tentative map.

The Property/The Estates

Hidden Creeks Estates will be 188 estate single family homes, 25 of which are dedicated for equestrian purposes. The remaining 163 single family residences will be situated on 114 acres with lot sizes ranging from 11,000 square feet to 2.25 acres. This density is at a lesser intensity than the residential character of adjacent properties. The lots have been clustered to minimize grading quantities and to respect the natural terrain.

More than luxury housing, Hidden Creeks Estates is a carefully planned development that will provide substantial community benefits with a public park and generous benefits to the area's equestrian community. Twenty-five of these luxury homes will be dedicated for equine-keeping purposes and a privately owned equine facility will be available to the public.

The entire project is 285 acres of undeveloped land contiguous to the City immediately abutting Porter Ranch in Council District 12. The Property is located approximately 3 miles north of the 118/Ronald Reagan Freeway and easterly of De Soto Avenue.

The primary access would be via a continuation of Mason Avenue. Mason Avenue will be designed and constructed to City public street standards. The portion of Mason Avenue that is within the Hidden Creeks guard gates will be a private street, that portion "outside" of the gates will be a public street.

The Preserve

Within Hidden Creeks' 285 acres, will be the Preserve at Hidden Creeks, 118 acres of permanently dedicated open space. The Preserve represents one of the largest land dedications in the San Fernando Valley in several years. The Preserve's vast open space will enhance and connect with existing hiking and equestrian trails to provide the community with additional natural, recreational opportunities.

To ensure that this land remain pristine, the Preserve will be deeded to the City, the on-site Home Owners' Association, or to a non-profit agency. The Development Agreement ensures that the City will approve the entity that receives the deed to the property.

Environmental Issues/EIR

All environmental impacts have been analyzed and mitigation measures have been included in the Environmental Impact Report (the "EIR"). The EIR analyzed a myriad of environmental issues such as; Air Quality, Biological Resources, Cultural

Fore.hc.ex.summ.5.12.11

Resources, Geology, Water Resources, Land Use, Noise, Transportation, Public Services, Public Utilities and others.

The traffic study confirms that there will be no significant traffic impacts to the Porter Ranch community. Hidden Creeks will plant over 4,000 new trees on the property.

The EIR was circulated and received comments from individuals, community organizations and public entities. Forestar has incorporated numerous comments in its land plan based upon these comments. The City has recommended that the EIR is ready for certification.

The Department of Water and Power has agreed to enter into a Water Supply Agreement to supply potable water to Hidden Creeks. That Agreement details the many water conservation measures that are incorporated at Hidden Creeks. The EIR identified potential environmental impacts which have been mitigated to a level of insignificance. The EIR does not require a Statement of Overriding Considerations since all impacts have been mitigated.

Equestrian Benefits

Hidden Creeks is being developed as a community with a significant emphasis on, and benefit to, the equestrian community. Such uses mirror the Chatsworth-Porter Ranch Community Plan which states in part that the area, "is one of the more rural areas of the City and supports a substantial equestrian-oriented population."

There are a total of thirty-five (35) acres dedicated for equestrian use, including 25 residential lots developed exclusively for equestrian use. The equestrian lots will be a minimum of 20,000 square feet to a maximum of more than one acre.

The 16 acre equestrian facility will be privately owned, but open to the public. This newly constructed facility will be a much improved and expanded use from the existing Mountain Meadows Equestrian center. The new facility will have a capacity to board up to 100 horses, have public staging areas and will offer a proximate connection to equestrian riding trails. A Conditional Use Permit has been requested for this facility and for the caretaker's quarters in the RA-1 zone. The staging area will allow the public to park their trailer and have immediate access to numerous equestrian trails.

Community Benefits—Public Park

Hidden Creeks will deliver innumerable benefits to the surrounding communities with the dedication of 18 acres to the City for a public park with numerous amenities. The park will be designated as Open Space in the OS Zone.

Fore.hc.ex.summ.5.12.11

In addition to the donation of land, Forestar will complete the grading and underground improvements to the lot lines of the park. This donation of land and improvements will satisfy all Quimby Fee requirements since the value of that donation and improvements far exceed the City required fee. The City will further construct and improve the park. The park will have softball fields designed in conjunction with the Northridge Girl's Softball League, a tot lot, basketball courts, passive walking trail and a community center.

Community Benefits–Fire Prevention and Improvements

Hidden Creeks will provide substantial fire prevention and firefighting improvements to Porter Ranch, Chatsworth and the surrounding communities. Brown's Canyon residents presently have only a single access, however Hidden Creeks will provide a secondary access to Porter Ranch in the event of an emergency.

Forestar has coordinated with the Los Angeles City Fire Department to include a water tank for firefighting use with a capacity greater than City requirements. There will be a minimum of ten (10) newly installed "turnouts" on Brown's Canyon and two new fire fighting staging areas with fire hydrants. One of these staging areas will be adjacent to Browns Canyon and a second will be located at the new public park and will include a heliopad. All fire safety improvements will be subject to and approved by both the City and County Fire Departments.

Economic Benefits

Hidden Creeks will be an economic stimulus for the San Fernando Valley. The construction of 188 single family residences and related public infrastructure and improvements will be a catalyst for significant job creation, direct and indirect employment opportunities.

The independent financial consulting firm, The Development Planning & Financing Group quantified that the economic benefits accruing from Hidden Creeks will include 4,360 total jobs over a ten year period, each job is calculated on an annual basis, and over \$500 million in direct and indirect economic activity.

Hidden Creeks will pay in excess of \$5 million in fees to the City of Los Angeles, the Department of Water & Power and the Los Angeles Unified School District. The property tax revenue generated from the completion of all 188 homes is estimated to exceed \$3 million per annum.



*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*
- *4,360 new construction jobs*
- *Nearly \$4 million in new fees to support local schools*
- *\$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.



New Community Will Provide Jobs and Needed Investment

Major Economic Stimulus

Study Documents Critical Economic Benefits of Hidden Creeks Estates & Preserve

With the dual challenges of stagnant economic activity and unemployment facing the San Fernando Valley, *Hidden Creeks Estates & Preserve* delivers both environmental and community benefits -- while proving to be a major economic stimulus for the west San Fernando Valley.

Hidden Creeks Estates & Preserve can create thousands of jobs and hundreds of millions of dollars in new economic activity. And, it will generate millions of dollars annually in needed new revenues for the city.

Hidden Creeks Estates & Preserve, planned for a 285-acre site immediately adjacent to Porter Ranch in the San Fernando Valley, will be a small community of 188 luxury homes. The new community will set aside 114 acres as a reserve -- dedicated open space -- and also will feature a new, updated 12-acre equestrian village and a new 19-acre park with youth sports fields designed for public use. Additionally, it will deliver important new fire-fighting defenses to increase fire protection for Porter Ranch, Chatsworth and Hidden Creeks.

According to a new study conducted by *DPFG*, a national economic planning firm, Hidden Creeks Estates & Preserve can generate significant economic benefits, including:

Investment and Job Benefits

- \$229 million construction investment in local community
- 4,360 total jobs for construction phase -- over a 10-year time frame

Economic Activity and Earnings Increases

- \$564 million in new, additional economic activity
- \$183 million increase in workers' earnings in all industries in local economy

New Tax Revenues

- \$3.3 million in additional annual property taxes
- \$1.4 million in additional annual sales taxes

New School Fees

- Nearly \$4 million in new schools fees to support local schools

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 for public review and approval. 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.



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 Forestar Real Estate Group, 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. Forestar has 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. Forestar has 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



DEVELOPMENT PLANNING & FINANCING GROUP, INC.

27127 CALLE ARROYO, SUITE 1910
SAN JUAN CAPISTRANO, CA 92675
TEL (949) 388-9269
FAX (949) 388-9272
www.dpfg.com

October 23, 2009

Michael Sanders
960 Westlake Blvd., Ste. 202
Hidden Creeks Estates, LLC
Thousand Oaks, California 91362

RE: Economic Stimulus Report – Hidden Creeks

Purpose of Report:

Hidden Creeks Estates, LLC (“Developer”) has requested the services of Development Planning & Financing Group, Inc. (“DPFG”) to estimate potential economic benefits to the local economy resulting from the Hidden Creeks Development (“Project”).

Project Description:

The Project is planned for 188 single family residential units, and will provide additional public improvements and infrastructure totaling nearly \$50 million. The Project is located within the City and County of Los Angeles (“City” and “County”, respectively).

Summary of Results:

Based on the results of the Economic Stimulus analysis, included as Exhibit A, and the assumptions included therein, the Project is anticipated to generate the following economic benefits to the City and County:

Construction Benefits

- \$229.2 million in construction costs are expected to be incurred by the Project.
- \$564.9 million in economic activity is anticipated to be created by the Project
- 4,360 total jobs are expected to be created over the construction phase of the Project, or 436 jobs annually.

Earnings Increases

- \$183.0 million increase in workers’ earnings in all industries is estimated to occur as a result of the Project’s impacts within the local economy.

Property Tax Revenue Generation

- \$3.3 million in additional annual property taxes are anticipated to be generated by the Project.

Sales Tax Revenue Generation

- \$1.4 million in additional annual sales taxes are anticipated to be generated by the Project.

ORANGE COUNTY, CA
PHOENIX, AZ

SACRAMENTO, CA
AUSTIN, TX

LAS VEGAS, NV
TAMPA, FL

BOISE, ID
ORANGE COUNTY, FL



Exhibit A
Hidden Creeks
Economic Stimulus

I: Construction Benefits

Construction Spending	
Land Development	(a) \$ 50,000,000
Building Construction Cost	(a)
Number of Homes	188
Cost per Homes	\$ 750,000
Subtotal - Building Construction Cost	<u>\$ 141,000,000</u>
 Subtotal - Construction Spending	 \$ 191,000,000
 Soft Costs (20.0% of Construction Spending Subtotal)	(a) \$ 38,200,000
Total Construction Spending	<u><u>\$ 229,200,000</u></u>

Investment into Local Economy

Total Construction Spending	\$ 229,200,000
Construction Industry - Final Demand Output Factor	(b) 2.4645
Total Investment into Local Economy	<u><u>\$ 564,863,400</u></u>

Employment

Total Construction Spending	\$ 229,200,000
Construction Industry - Final Demand Employment Factor	(b) 19.0236
Jobs Created through Buildout	<u>4,360</u>
 Development Period (Years)	(c) 10
 Annual Jobs Created	<u><u>436</u></u>

II: Earnings Increases

Total Construction Spending	\$ 229,200,000
Construction Industry - Final Demand Earnings Factor	(b) 0.7983
Total Earnings Increase for Workers within the Local Economy	<u><u>\$ 182,970,360</u></u>

III: Property Tax Revenue Generation

Estimate Average Price	\$ 1,500,000
Units	188
Total Home Value	<u>\$ 282,000,000</u>
 Ad-Valorem Tax Rate	 1.1749%
Annual Property Taxes	<u><u>\$ 3,313,277</u></u>

IV: Sales Tax Revenue Generation

Total Residential Assessed Value	\$ 1,500,000
Household Income (32.0% of Assessed Valuation)	480,000
Retail Taxable Sales (17.6% of Household Income)	(d) 84,480
Sales Tax Rate	8.75%
Sale Tax Generation Per Unit	7,392.00
Units	188
Total Sale Tax Generation	<u><u>\$ 1,389,696</u></u>

Footnotes:

- (a) Construction spending amounts are based on estimates from Developer. Estimates for land development costs, building construction costs, and soft costs are preliminary and are subject to change.
- (b) Factors are from the California Construction Industry Regional Input-Output Modeling System (RIMS II), using 2006 data produced by the Bureau of Economic Analysis. Final demand employment factor is per \$1,000,000 of construction spending.
- (c) Represents an estimate from the Developer.
- (d) Per the US Census Bureau quickfacts for the County, dated 10/23/09. Represents the percentage of Retail Sale per Capita (2002) to the Median Household Income (2007).

MASTER LAND USE PERMIT APPLICATION
LOS ANGELES CITY PLANNING DEPARTMENT

Planning Staff Use Only

ENV No.	Existing Zone	District Map
APC	Community Plan	Council District
Census Tract	APN	Staff Approval*
		Date

* Approval for Filing by Community Planning or Division of Land Staff, When Applicable

CASE NO. CPC 2005-6656 EAF 2005-6657

APPLICATION TYPE GPA, ZC, DA, CUP (Filed 09-21-05)

(zone change, variance, conditional use, tract/parcel map, specific plan exception, etc.)

1. PROJECT LOCATION AND SIZE

Street Address of Project 12900 Brown's Canyon Road Zip Code 91311
 Legal Description: Lot Attached Block _____ Tract _____
 Lot Dimensions Irregular Lot Area (sq. ft.) 12,418,956 Total Project Size (sq. ft.) 5,924,160
 285.1 Acres Gross 136 Acres Net

2. PROJECT DESCRIPTION

Describe what is to be done: Brief description: A new community of 188 homes, featuring a state-of-the-art equestrian center and new 19-acre public park with youth sports fields designed for public use, is planned for a 285-acre site immediately adjacent to Porter Ranch in the NW San Fernando Valley (SEE ATTACHMENT A).

Present Use: A2-1 Proposed Use: OS, A1, RA-1, RE11-1H

Plan Check No. (if available) B Permit No. BR204882 Date Filed: 10/29/09

Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Change of Use	<input type="checkbox"/> Alterations	<input checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Tier 1 LA Green Code

Additions to the building: Rear Front Height Side Yard

No. of residential units: Existing 1 To be demolished 1 Adding 188 Total 188

3. ACTION(S) REQUESTED

Describe the requested entitlement which either authorizes actions OR grants a variance:

A. Code Section from which relief is requested: N/A Code Section which authorizes relief: 11.5.6.B allows the initiation of general plan amendment for annexation into the City of Los Angeles by the Director of Planning. Zone Change 12.32. A-F authorizes relief from A-2-1 Los Angeles County to City OS, A1, RA-1, RE11-1H 12.32F which set procedures for zone change and height district change.

B. Code Section from which relief is requested: LAMC 12.35 Code Section which authorizes relief: 12.32.B which sets forth that annexed land is automatically zoned R1-1 in absence of additional proceedings and authorized relief LAMC12.32.B authorizing a property owner to apply for a proposed land use ordinance and LAMC 12.32.F (see attached Supplemental Information).

C. Code Section from which relief is requested: LAMC 12.07.A Code Section which authorizes relief: LAMC 12.24.W.5 which allows the granting of a Conditional Use Permit for raising, breeding, boarding of and training of equines, riding academies or stables in the RA, MR or M1 zone. (See attached Supplemental Information.)

*See attached for additional Actions Requested

List related or pending case numbers relating to this site:

VTTM 68724 filed 10-05-07 (Map will include a request for lot averaging per LAMC Section 17.05.H.1.)

4. OWNER/APPLICANT INFORMATION

Applicant's name John Pierret Company Forestar Real Estate Group, Inc.
Address: 14755 Preston Road, Suite 710 Telephone: (972) 702-8699 Fax (972) 702-8372
Dallas, TX Zip: 75254 E-mail: johnpierret@forestargroup.com

Property owner's name (if different from applicant) See Property Owners List
Address: Telephone: Fax:
Zip: E-mail:

Contact person for project information John Polito Company
Address: 960 S Westlake Blvd, Suite 202 Telephone: (805) 494-0764 Fax (805) 494-0864
Westlake Village, CA Zip: 91362 E-mail: politoland@aol.com

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a. The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
b. The information presented is true and correct to the best of my knowledge.

Signature [Handwritten Signature] EUP Print: JOHN K. PIERRET EUP

ALL-PURPOSE ACKNOWLEDGMENT

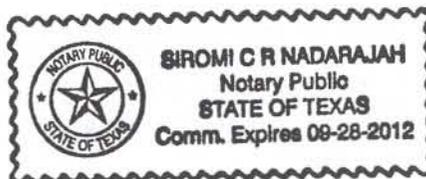
State of California Texas
County of Dallas

On February 7, 2011 before me, Siromi C.R. Nadarajah
(Insert Name of Notary Public and Title)
personally appeared John K. Pierret who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Siromi C.R. Nadarajah (Seal)
Signature



6. ADDITIONAL INFORMATION/FINDINGS

In order for the City to render a determination on your application, additional information may be required. Consult the appropriate Special Instructions handout. Provide on attached sheet(s) this additional information using the handout as a guide.

NOTE: All applicants are eligible to request a one time, one-year only freeze on fees charged by various City departments in connection with your project. It is advisable only when this application is deemed complete or upon payment of Building and Safety plan check fees. Please ask staff for details or an application.

Planning Staff Use Only

Table with 3 columns: Base Fee, Reviewed and Accepted by, Date; Receipt No., Deemed Complete by, Date

MASTER LAND USE PERMIT APPLICATION

ADDITIONAL ACTIONS REQUESTED

- A. **Code Section from which relief is requested:** The property is currently designated Non-Urban under the Los Angeles County General Plan, allowing residential uses up to one dwelling unit per acre.

Code Section which authorizes relief: LAMC § 11.5.6.B allows the initiation of a General Plan Amendment by the City Council, City Planning Commission or the Director of Planning. The application for a Community Plan Amendment/General Plan Amendment constitutes a suggestion for General Plan amendments which correspond to the requested zone change.

An amendment to the Chatsworth-Porter Ranch Community Plan (the "Community Plan") is requested. As the applicable General Plan land use document for the area, the Applicant proposes to amend the Community Plan to include the Site. Corresponding to the proposed zoning, four land use designations are suggested which follow the categories of the Chatsworth-Porter Ranch Generalized Land Use map (*see table in Section A*). The Open Space land use designation is suggested for the lot with proposed OS zoning. The Minimum Residential category is suggested for the other areas of the Site with proposed A1 zoning that will be used as open space. The Very Low I Residential category is suggested for the southerly lots that comprise the Equestrian Facility and the equestrian lots. This designation allows one to two dwelling units per acre. The 25 equestrian lots, located along with the Equestrian Facility in the 35.9 acre RA zone range in size from 20,000 square feet to 47,000 square feet. Lastly, the Very Low II Residential designation, which allows two to three dwelling units per acre, is suggested to be applied to the residential cluster area. Lot sizes in this area range from approximately one-quarter acre to one and one-half acres, with a gross density of 1.4 dwelling units per acre in the RE11 zone.

Sub-regions Map Amendment: Corresponding with the Community Plan amendment, the Applicant requests amendment of Figure 4.1 City Sub-regions Map in The Framework Element of the Los Angeles General Plan to include the Site in the Northwest Valley Sub-region.

ZONING		GENERAL PLAN DESIGNATION		LOTS	ACRES (%)	
Current ¹	Proposed	Current ¹	Proposed			
A-2-1	OS	Non-Urban	Open Space	192-193	19.4	(7)
	A1		Minimum	191	115.3	(40)
	RA-1		Very Low I	1-9, 173-190	35.9	(12)
	RE11-1H		Very Low II	10-172, 194-195	114.5	(40)
Total				195	285	(100)

¹LA County

Please refer to the attached Zoning Exhibit and General Plan Exhibit maps which show the proposed zones and general plan areas.

- B. Code Section from which relief is requested:** LAMC § 12.35, which sets forth that annexed land is automatically zoned R1-1 in absence of additional proceedings.

Code Section which authorizes relief: LAMC § 12.32 B, authorizing a property owner to apply for a proposed land use ordinance, and LAMC § 12.32 F, which sets procedures for Zone Change and Height District Change.

Currently designated as A-2-1 under the Los Angeles County zoning code, the Applicant requests a change of Zone to OS, A1, RA and RE11 (*see table above in Section A*). The OS Open Space is proposed for two lots, 19.4 acres, at the northeastern-most portion of the Site, to be used for a public park. This zone was chosen to preserve this lot strictly for natural and recreational uses, as the Applicant intends to dedicate this portion of the Site to the City. The A1 zone is proposed for an approximately 114-acre lot, which will also be kept as open space, forming a horseshoe around the residential portion of the Project along its western, northern and eastern borders. The Applicant proposes the RA-1 Suburban Zone for most of the southern portion of the Site, which is the location of the Equestrian Facility, as well as the 25 equestrian lots. The RA zone allows one-family dwellings and the keeping of equines, bovines, goats or other domestic livestock, provided that the area of the lot is 20,000 square feet or more. Lastly, the balance of the property with 163 residences, is proposed as RE11-1-H Residential Estate Zone in a Hillside or Mountainous area, with an average minimum lot size of 18,000 square feet (Additional Findings for Zone Change attached).

- C. Code Section from which relief is requested:** LAMC § 12.07 A, which does not allow commercial equestrian facilities.

Code Section which authorizes relief: LAMC § 12.24 W 5, which allows the granting of a Conditional Use Permit for raising, grazing, breeding, boarding or training of equines, riding academies or stables in the RA, MR or M1 Zones.

The Applicant is applying for a Conditional Use Permit to allow for equine boarding at the equestrian facility in the RA zone. LAMC § 12.24 W 5 allows, "the raising, grazing, breeding, boarding or training of equines, riding academies or stables in the RA, MR or M1 Zones." (Proposed Additional Findings for Conditional Use Permit – Form CP-7768 attached for informational purposes.)

The equestrian facility on site may include: 1) a caretaker house; 2) a manager's house; and 3) an employee house, the proposed locations are depicted on the equestrian site design conceptual exhibit.

D. Code Section from which relief is requested: LAMC 12.35, Code Section which authorizes relief: LAMC 12.21.1 to affirm the Height District No. 1 zoning, the height in the RA and RE zones will be a maximum of 36 feet and the height in the A-1 zone will be a maximum of 45 feet.

E. Code Section from which relief is requested: N/A Code Section which authorizes relief: LAMC 12.32: a land use legislative action to authorize the City to enter a Development Agreement in accordance with California Government Code §§65864-65869.5 and LAMC 19.10.

According to California Government Code § 65859, a city may "pre-zone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the city." Further, as written in Government Code § 65865, a city may enter into a development agreement with a person owning property in an unincorporated area, provided that the territory is within the city's sphere of influence. The development agreement is not effectuated until, and only if, the annexation is completed within the timeframe specified in the agreement. Thus, the Applicant proposes to submit a Development Agreement which includes the proposed pre-zoning categories. The document is referred to as the Pre-annexation Development Agreement. The City's Sphere of Influence (CF-00-2206) has been approved.

Once the property is annexed, the Bureau of Engineering Basic Grid Map, Map No. A-13372, will be amended to reflect the designation of the Site as Hillside Area, as defined in LAMC § 12.03.

F. Code Section from which relief is requested: LAMC 12.22. C.20. (f), Code Section which authorizes relief: LAMC 12.24. X. 7 which permits the approval of walls within the required yards at heights at twenty percent or greater than the Code requirements, and LAMC 12.28.C. 1-3 which permits a "modification" of the approval of walls within the required yards when the request is for wall heights less than twenty percent above the maximum of the Code requirement.

ANTICIPATED ENTITLEMENT REQUESTS
CPC 2005-6656
HIDDEN CREEKS ESTATES RESIDENTIAL DEVELOPMENT

Project: Hidden Creeks Estates – 188-lot gated community with 163 single-family residential lots, 25 equestrian residential lots, a public park and an equestrian facility on a 285-acre site.

Applicant: Hidden Creeks Estates

Contact: John Polito
 Agent for Forestar Real Estate Group
 Telephone: (805) 494-0764
 Cell: (805) 390-2886
 Fax: (805) 494-0864

REQUEST

A. Initial Request

- Zone Change (including height district and “H” designation)
- General Plan Amendment (including Community Plan Amendment)
- Pre-annexation Development Agreement
- CUP – Boarding or training of equines/manager, caretaker and employee residences

Zoning and General Plan Designations – Current and Proposed

<u>ZONING</u>		<u>GENERAL PLAN DESIGNATION</u>		<u>LOTS</u>	<u>ACRES (%)</u>
<u>Current¹</u>	<u>Proposed</u>	<u>Current¹</u>	<u>Proposed</u>		
A-2-1	OS	Non-Urban	Open Space	192-193	19.4 (7)
	A1		Minimum	191	115.3 (40)
	RA-1		Very Low I	1-9, 173-190	35.9 (12)
	RE11-1H		Very Low II	10-172, 194-195	114.5 (40)
Total				195	285.1 (100)

B. Anticipated Entitlement Requests

Below is an explanation of anticipated future entitlement requests that will not be included in this initial application, but will be (or are anticipated to be) needed to develop the Site.

1. Vesting Tentative Tract Map (Filed 10-05-07)

Map will include a request for lot averaging per LAMC Section 17.05.H.1.

SUPPLEMENTAL INFORMATION – FINDINGS/JUSTIFICATION
CPC 2005-6656
HIDDEN CREEKS ESTATES RESIDENTIAL DEVELOPMENT

FINDINGS (CUP)

A. Why does applicant believe the location of the project will be desirable to the public convenience and welfare?

The project serves the public convenience and welfare for two reasons. First, the equestrian facility, the use for which the permit is requested, is conveniently accessible to the surrounding community due to its location at the southernmost portion of the Site. The requested permit would allow the project to include a state-of-the-art facility for training and boarding of horses that would be available to the surrounding community, many of whom are horse riders or owners. The location of the equestrian facility is designed to promote the public welfare by concentrating odors, run-off and other derivatives of such uses in the area that will have the least impact on the Project. Since the entire site is buffered by open space, the facility will have minimal negative impacts on the surrounding community. The community benefit significantly increases access to existing regional trail systems. Preservation of adjacent open space and potential impacts were considered and mitigation measures identified.

B. Describe briefly how the proposed project will be proper in relation to adjacent uses or the development of the community.

The proposed project will be proper in relation to the development of the community which, as described in the Chatsworth-Porter Ranch Community Plan, considers itself to be "one of the more rural areas of the City and supports a substantial equestrian-oriented population" (Chatsworth-Porter Ranch Community Plan, Housing Section, Page 6). Further, the Community Plan specifically mentions the area near the City/County line as appropriate for the preservation of horse keeping land uses stating that, "horse keeping facilities with appropriate restrictions could be provided westerly and northerly to the City/County line" (Chatsworth-Porter Ranch Community Plan, Housing Features Section, Page 6).

The requested conditional use permit is for the uses associated with the proposed equestrian facility. The RA zone, proposed for the lots to contain the equestrian facility, allows the keeping of equines on lots 20,000 square feet or larger in area, provided that the number of equines does not exceed one per 4,000 square feet of area.

The proposed use is proper in relation to adjacent uses, which include open space uses to the west and south and residential "equestrian lot" uses to the north and east. The project proposes to include 25 equestrian lots immediately adjacent to the equestrian facility and a connection to existing equestrian trails.

**SUPPLEMENTAL INFORMATION – FINDINGS/JUSTIFICATION
CPC 2005-6656
HIDDEN CREEKS ESTATES RESIDENTIAL DEVELOPMENT**

C. Describe how the proposed project will not be detrimental to the character of development in the immediate neighborhood.

The portion of the project for which the permit is requested will not be detrimental to the character of development in the surrounding neighborhoods, but rather will continue the character of the area as a somewhat rural equestrian-oriented community. The equestrian facility would not only accommodate the residents of the Project who own horses, but also caters to the entire community, providing new facilities for boarding, raising and training horses.

The immediate neighborhood consists of equestrian boarding facilities that are currently accessed via Brown's Canyon. The other equine facilities adjacent to the proposed project site are, on average, equivalent to the new facility. Additional public trail easements, allowing access to regional trails, will also be dedicated through the project site.

D. Describe how will the proposed project be in harmony with the various elements and objectives of the General Plan.

The requested uses will be in harmony with the various elements and objectives of the General Plan and will promote objectives of the applicable Community Plan. The equestrian facility is very much in harmony with the portions of the Community Plan which pertain to equestrian uses. This use itself and its location directly promotes the Land Use Policies in the Community Plan. As stated in the Plan, "It is a policy of the Plan to place a higher priority on the preservation of horse keeping areas than on other uses found in the RA Zone category" (Chatsworth-Porter Ranch Community Plan, Housing Features Section, Page 6). Additionally, the equestrian facility promotes objectives of the general plan which call for the expansion and improvement of recreation, parks and open space.

JUSTIFICATION (ZONE CHANGE)

A. Public Necessity

In general, the project serves public necessity by facilitating the annexation to the City, of a sizeable area within the County of Los Angeles, in a manner consistent with City Policies and Programs. In fact, the Chatsworth-Porter Ranch Community Plan (the "Community Plan"), referencing the area north of Chatsworth, Porter Ranch and Granada Hills, states, "The public necessity, convenience, general welfare and good zoning practice would be well served by the annexation of this area" (Chatsworth-Porter Ranch Community Plan, Future Studies Section, Page 16). Further, the project would add 188 housing units to the community that reinforce the prevailing community character.

**SUPPLEMENTAL INFORMATION – FINDINGS/JUSTIFICATION
CPC 2005-6656
HIDDEN CREEKS ESTATES RESIDENTIAL DEVELOPMENT**

B. Public Convenience and General Welfare

The project supports the public convenience and general welfare by closely following the objectives and policies set forth in the Community Plan designed to serve the general welfare. More specifically, the project design economically and attractively provides housing and public facilities in a manner which accommodates the growing population (Objective 2). The Applicant will coordinate with the City the appropriate phasing and location of such needed facilities (Objective 5). The project density and intensity respects the Community Plan policies related to development in hillside areas (Objective 3). The design of the project takes care to preserve views, open space and the unique topography and vegetation in the area (Objective 7). The project also provides ample recreational opportunities, including the Equestrian Facility, which caters to the surrounding community (Objective 7). Further, the project is designed to maintain and provide linkages with existing equestrian trails (Objective 14).

The inclusion of the Equestrian Facility and equestrian lots, the public park, and open space areas, support the City's policies related to the preservation of the rural character and equestrian-orientation of the community (Policies – Housing).

C. Good Zoning Practice

The project promotes good zoning practice through consideration of the general planning principles of minimizing impacts and promoting the general health, safety and welfare. The project design pays particular attention to the topography of the Site, incorporating natural contours into the location of streets and residential lots. Consideration is given to steep slopes, potential landslide areas, fault zones and unstable soils. The project follows regulations and guidelines related to residential development in hillside areas, making use of the "cluster concept" (Chatsworth-Porter Ranch Community Plan, Housing Section, Page 5) and observing densities and intensities which allow for the preservation of ample amounts of open space. The RA-1 and RE-11-1 zoning are compatible with, and in many instances of a lower density, than the adjacent residential uses in Porter Ranch.

The addition of the "H" Hillside or Mountainous Area zoning to the main residential portion of the project enables the careful consideration of the natural topography of the site. The "H" designation allows for good zoning practice and responsible development by providing flexibility for site planning sensitive to the landscape. With this added flexibility, lots can be designed to fit the landscape and reduce the amount of grading to incorporate the natural Site topography into the lot design. Overall, the "H" designation will result in the preservation of natural topography and landscape and the maintenance of the natural beauty and character of the Site.

YES: I Support Hidden Creeks Estates! As a resident/stakeholder in the Porter Ranch and greater Northridge area of the City of Los Angeles, I have reviewed the project design and support the Community Benefits that Hidden Creeks Estates can deliver:

- 118 acres of new, dedicated open space, and preservation of adjacent Brown's and Mormon Creeks
- New 18 acre community park with sports fields for public use, and basketball court, tot-lot, picnic areas and passive park
- New community meeting facility with restrooms and parking for 100 vehicles
- Rebuilt, state-of-the-art Equestrian Center with expanded horse boarding availability for the public
- New public trails linked to adjacent Antonovich Regional Park, and a new public horse staging area adjacent to Brown's Canyon
- Enhanced firefighting capability, including dedicated Helipad site, new turnouts on Brown's Canyon, and net 1 million gallons of new water storage
- 5,000 trees planted throughout the development, 188 new residences on estate-sized lots, with 25 new equestrian lots
- \$ 4 million dollars in annual property taxes to the City of Los Angeles. \$ 4 million dollars in School fees. New construction- related jobs

RECEIVED
CITY OF LOS ANGELES

JUL 03 2008

ENVIRONMENTAL
UNIT

With my signature, I support Hidden Creeks Estates:

Signature	Name	Address	Phone/Email
	Gioia Lamendola	8430 Owensmouth Ave Canoga Park, CA 91306	818) 205-2923 lamendolastarmer@sood.net.com
	Muriel Schutte	11232 Conitt	818- 999 3663982
T.O.B. - Malpasuto	Teri Bowers - Malpasuto	20441 Guilmore St Winnetka ⁹¹³⁰⁶	818 999 3419 LTZAPUN@YAHOO.COM
	HELEN SCHUTTE	12100 BROWNS CANYON RD CHATS WORTH, CA	818-633-2000
	GUSE NEMET	6005 GRIMES CANYON	(818) 271-8874
	Martin Garcia	2280 Martin Pl	818 932 6976
	Julie Greiner	10353 Shirler Ave. NR CA 91376	818-368-8181 julie@greiner.com
	GILBERT FARIAS	20164 VIA MEDICAL PORTER RANCH CA 91326	818-612-9672 GCFARIAS@MAC.COM

YES: I Support Hidden Creeks Estates! As a resident/stakeholder in the Porter Ranch and greater Northridge area of the City of Los Angeles, I have reviewed the project design and support the Community Benefits that Hidden Creeks Estates can deliver:

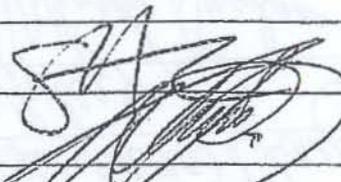
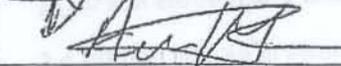
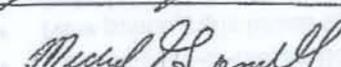
- 118 acres of new, dedicated open space, and preservation of adjacent Brown's and Mormon Creeks
- New 18 acre community park with sports fields for public use, and basketball court, tot-lot, picnic areas and passive park
- New community meeting facility with restrooms and parking for 100 vehicles
- Rebuilt, state-of-the-art Equestrian Center with expanded horse boarding availability for the public
- New public trails linked to adjacent Antonovich Regional Park, and a new public horse staging area adjacent to Brown's Canyon
- Enhanced firefighting capability, including dedicated Helipad site, new turnouts on Brown's Canyon, and net 1 million gallons of new water storage
- 5,000 trees planted throughout the development, 188 new residences on estate-sized lots, with 25 new equestrian lots
- \$ 4 million dollars in annual property taxes to the City of Los Angeles. \$ 4 million dollars in School fees. New construction- related jobs

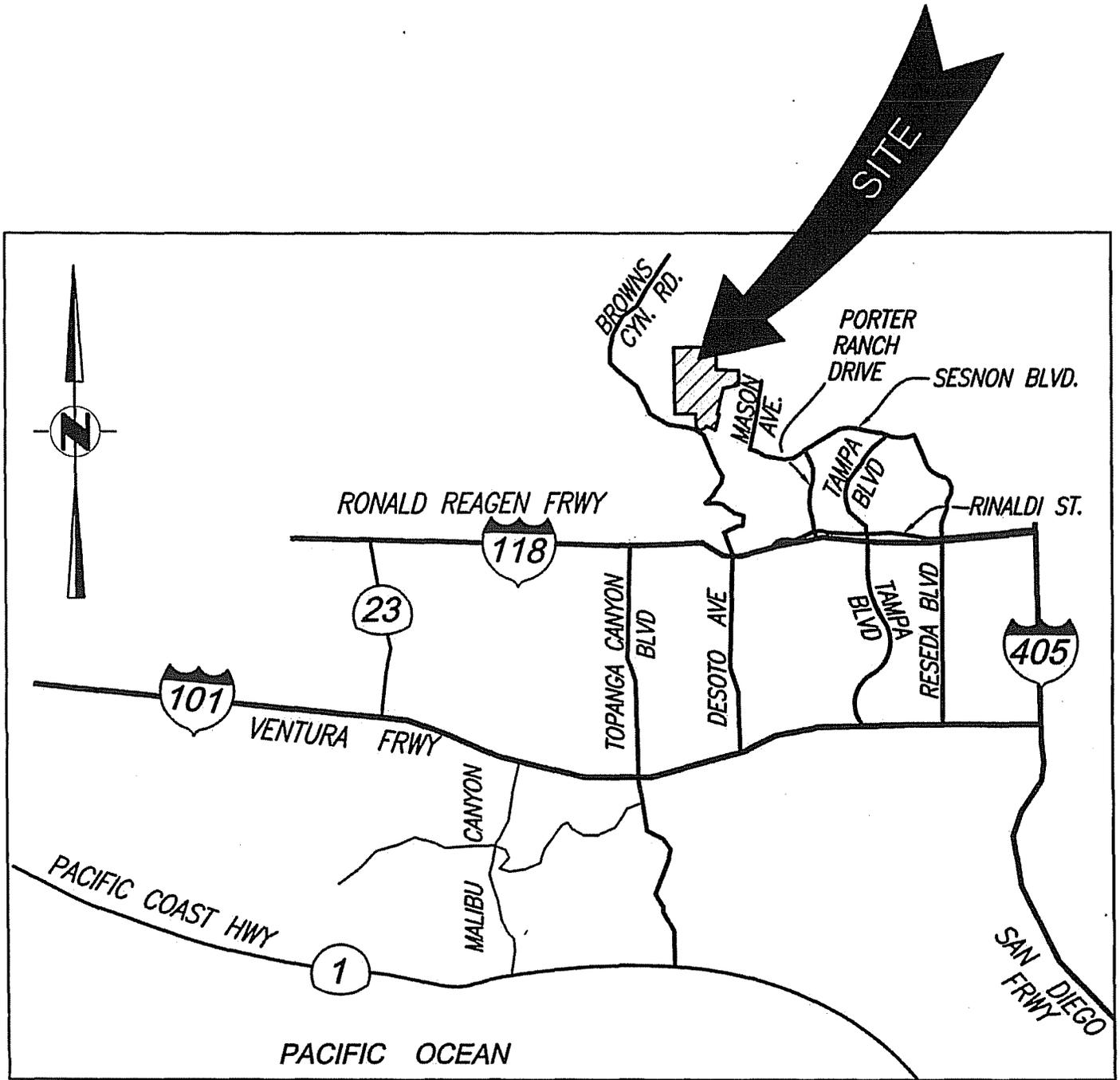
RECEIVED
CITY OF LOS ANGELES

JUL 03 2008

ENVIRONMENTAL
UNIT

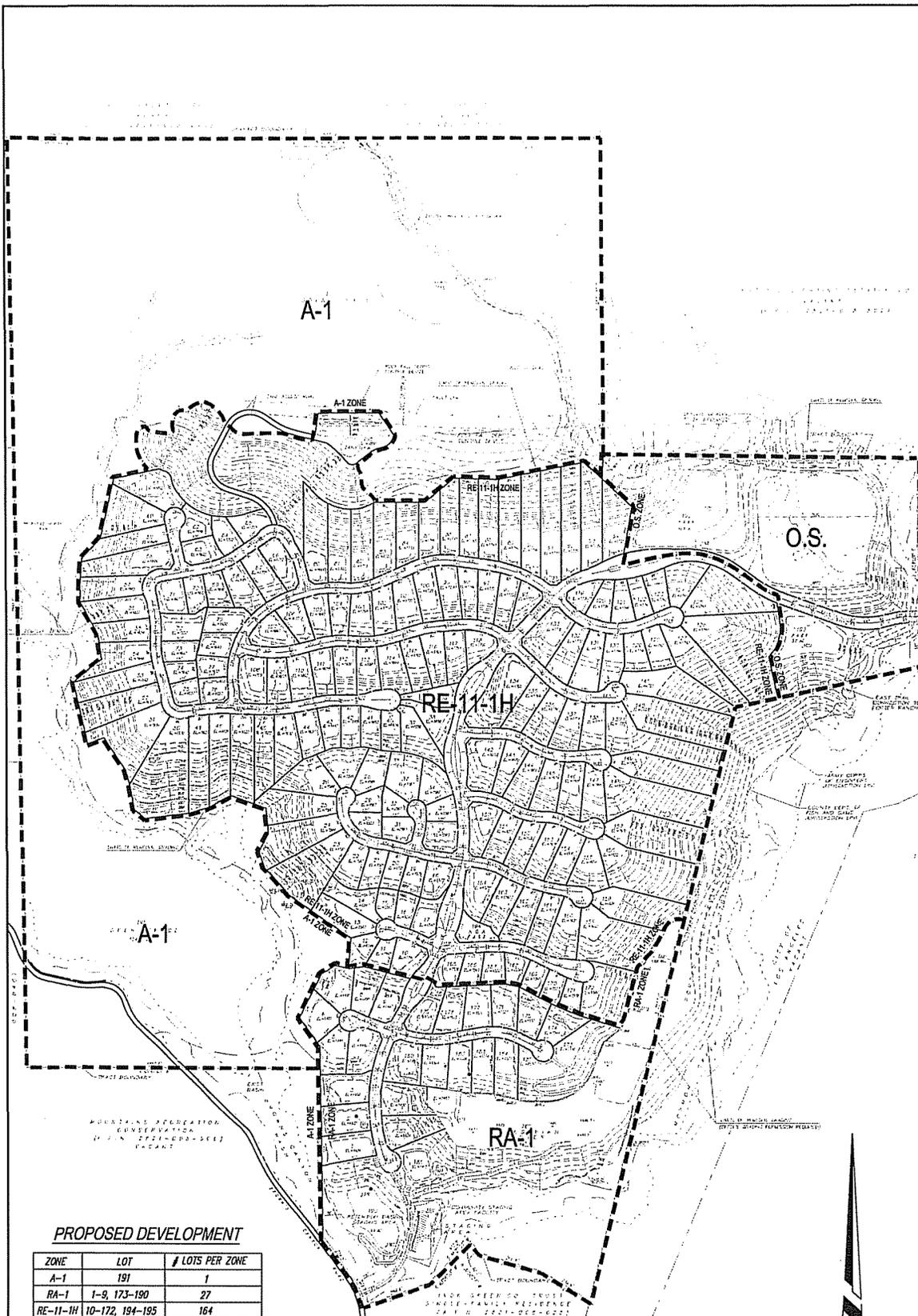
With my signature, I support Hidden Creeks Estates:

<u>Signature</u>	<u>Name</u>	<u>Address</u>	<u>Phone/Email</u>
	Joseph Hoholick	29603 Ridgeway Drive Agoura Hills Ca	818-979-9935
	Gustavo Castañeda	13046 Eustace St	(818) 792 7951
	Roberto Reyes	13915 Herron-st	(818) 464-8916
	Adina Medina	7000 Delco AV.	(818) 434-1523
	Adam Byers	19425 Roscoe Blvd	818 535 4758
	MIKE GOSNELL	10832 ENCINO AVE	612-8032



VICINITY MAP

N.T.S.



PROPOSED DEVELOPMENT

ZONE	LOT	# LOTS PER ZONE
A-1	191	1
RA-1	1-9, 173-190	27
RE-11-1H	10-172, 194-195	164
O.S.	192-193	2
TOTAL	195	195

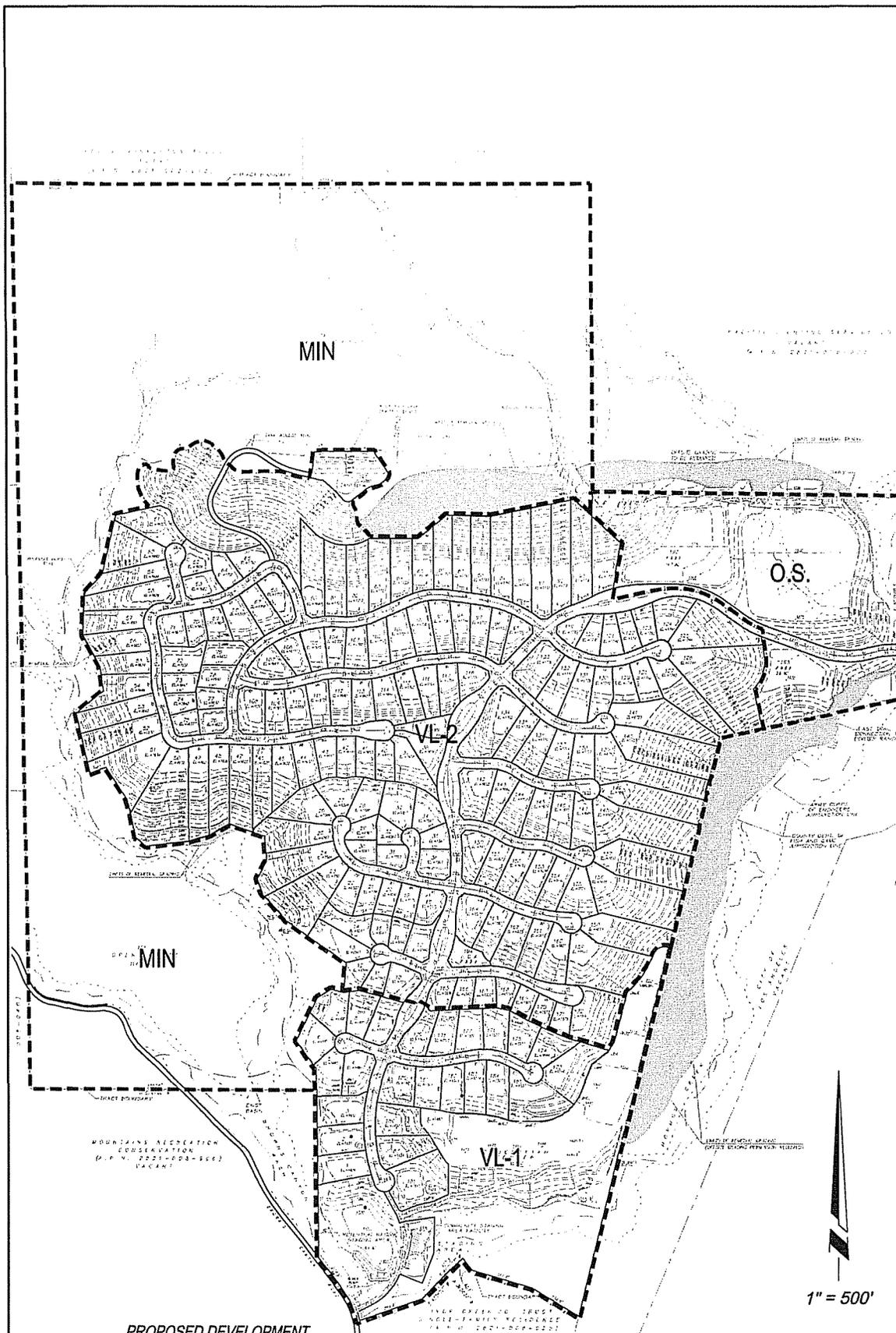
ZONE	ACRES	PERCENTAGE OF AREA
A-1	115.3	40%
RA-1	35.9	13%
RE-11-1H	114.5	40%
O.S.	19.4	7%
TOTAL	285.1	100%

1" = 500'

OWNER: FORESTAR REAL ESTATE GROUP, INC.
 960 S. WESTLAKE BLVD, SUITE 202
 WESTLAKE VILLAGE, CA 91361
 (805) 494-0764
 CONTACT: JOHN POLITO

HMK CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
 ENGINEERING 1552 EIGHTEENTH STREET
 INC. SANTA MONICA, CA 90404 PHONE (310) 449-5511

TENTATIVE MAP 68724
 ZONING EXHIBITS
 DATE: AUGUST 2010
 REV: JANUARY 2011



PROPOSED DEVELOPMENT

ZONE	ACRES	PERCENTAGE OF AREA
MINIMUM (MIN)	115.3	40%
VERY LOW 1 (VL-1)	35.9	13%
VERY LOW 2 (VL-2)	114.5	40%
O.S.	19.4	7%
TOTAL	285.1	100%

OWNER: FORESTAR REAL ESTATE GROUP, INC.
 960 S. WESTLAKE BLVD, SUITE 202
 WESTLAKE VILLAGE, CA 91361
 (805) 494-0764
 CONTACT: JOHN POLITO

HMK CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
 ENGINEERING
 INC.
 1552 EIGHTEENTH STREET
 SANTA MONICA, CA 90404 PHONE (310) 449-5511

TENTATIVE MAP 68724
GENERAL PLAN EXHIBIT

DATE: AUGUST 2010
 REV.: JANUARY 2011



Hidden Creeks Estates

Los Angeles, California

Site Plan / Visting Tentative Tract Map 68724

ADJACENT:

HIDDEN CREEKS ESTATES, LLC
FORESTAR REAL ESTATE GROUP, INC.
 960 SOUTH MESA STREET, SUITE 4000
 THOUSAND OAKS, CALIFORNIA 91320

DATE: 08/12/11
 DRAWN: 08/12/11
 CHECKED: 08/12/11
 APPROVED: 08/12/11

L. Nimmerman
 Orange Group, Inc.



PARK AREAS KEY

1. ENTRY
2. PARKING LOT (100 STALLS)
3. 1300 S.F. BUILDING WITH 800 S.F. MEETING ROOM, RESTROOMS, VENDING MACHINE AREA & STORAGE
4. PLAY AREA (2500 S.F.)
5. BASKETBALL COURT
6. TRASH ENCLOSURE
7. WATER FEATURE
8. MAINTENANCE ACCESS DRIVEWAY
9. MAINTENANCE ACCESS ROAD
10. BASEBALL FIELD (200' FOUL LINES)
11. BASEBALL FIELD (150' FOUL LINES)
12. BASEBALL FIELD (180' FOUL LINES)
13. CONCESSION STAND WITH RESTROOMS (625 S.F.)
14. (2) BATTING CAGES
15. PASSIVE PARK WITH GAZEBO
16. OPEN SPACE PLAY AREA
17. PROPOSED RIDING AND HIKING TRAIL



Hidden Creeks Estates

Recreation Park Areas

Client:

Hidden Creeks Estates, L.L.C.
Forestar Real Estate Group, Inc.
 960 South Westlake Boulevard, Suite #202
 Thousand Oaks, California 91321



LNDG JOB # 2274-01
 DATE: 1-3-07
 REVISION: 1-24-11



Hidden Creeks Estates

Equestrian Village
Los Angeles, California



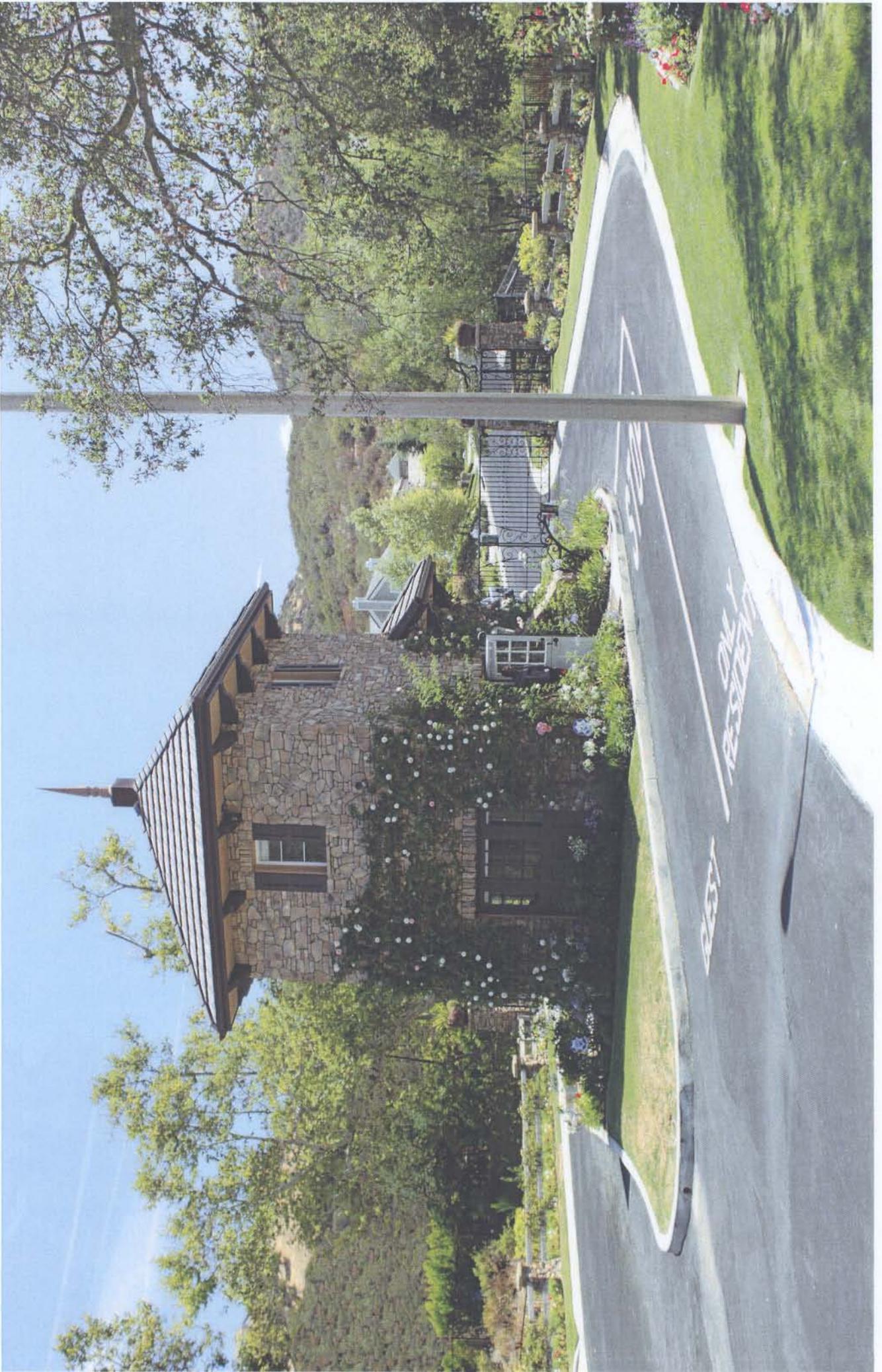
- EQUESTRIAN VILLAGE CONCEPTUAL KEY**
- A - MANAGER'S QUARTERS
 - B - PAVILION
 - C - POOL
 - D - BARN STALLS
 - E - HOT WALK
 - F - IN / OUT
 - G - COVERED STALLS
 - H - TURN OUT
 - I - TIE RACK
 - J - FEED BARN
 - K - RANCH SHOP
 - L - STAFF
 - M - COVERED ARENA
 - N - WASH RACK
 - O - BULL PEN
 - P - ARENA
 - Q - QUARANTINE
 - R - TYPICAL EQUESTRIAN LOT
 - S - PROPOSED RIDING AND HIKING TRAIL

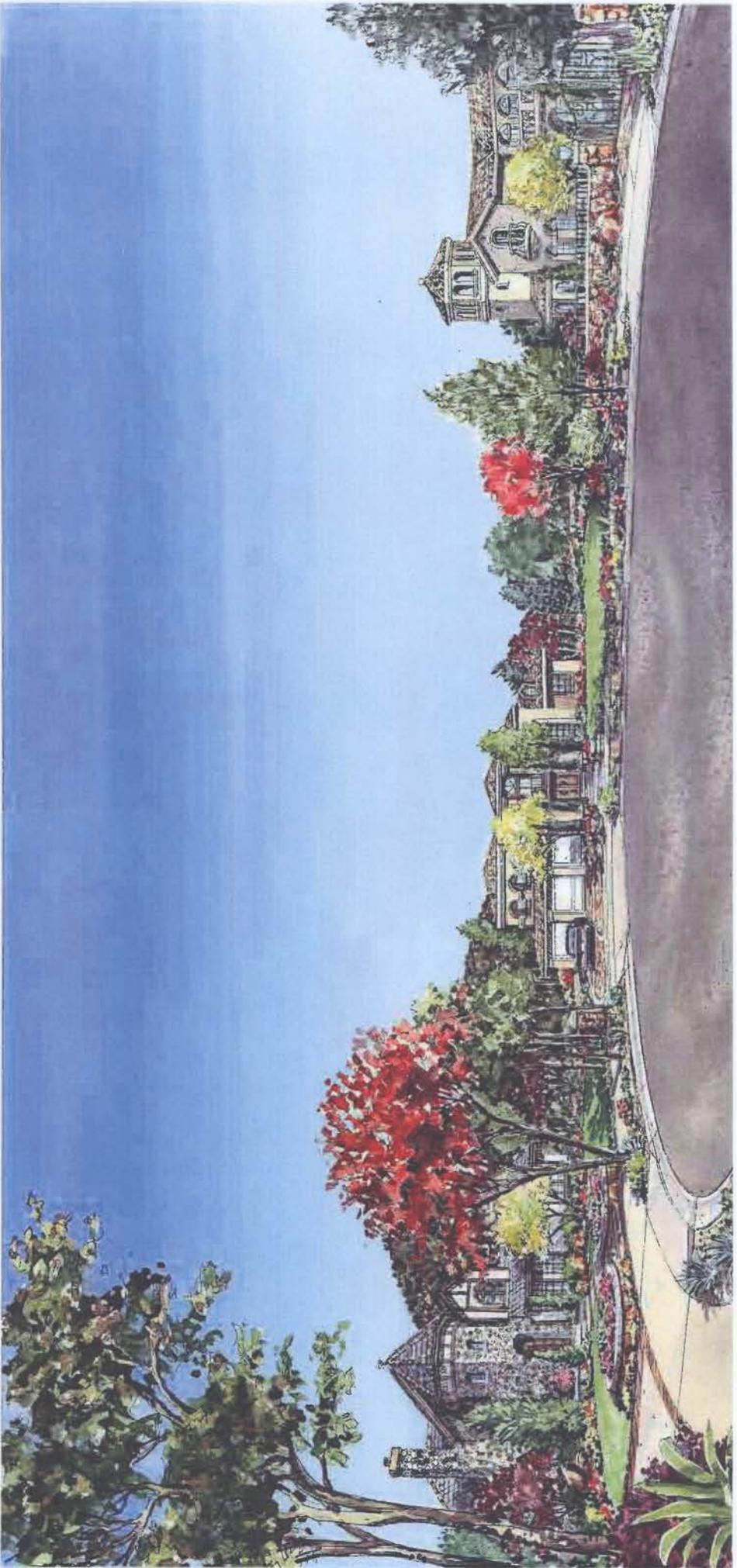
L. Newman Design Group, Inc.
 10000 Wilshire Blvd, Suite 1000
 Los Angeles, CA 90024
 Tel: 310.206.1111
 Fax: 310.206.1112
 www.lnewman.com

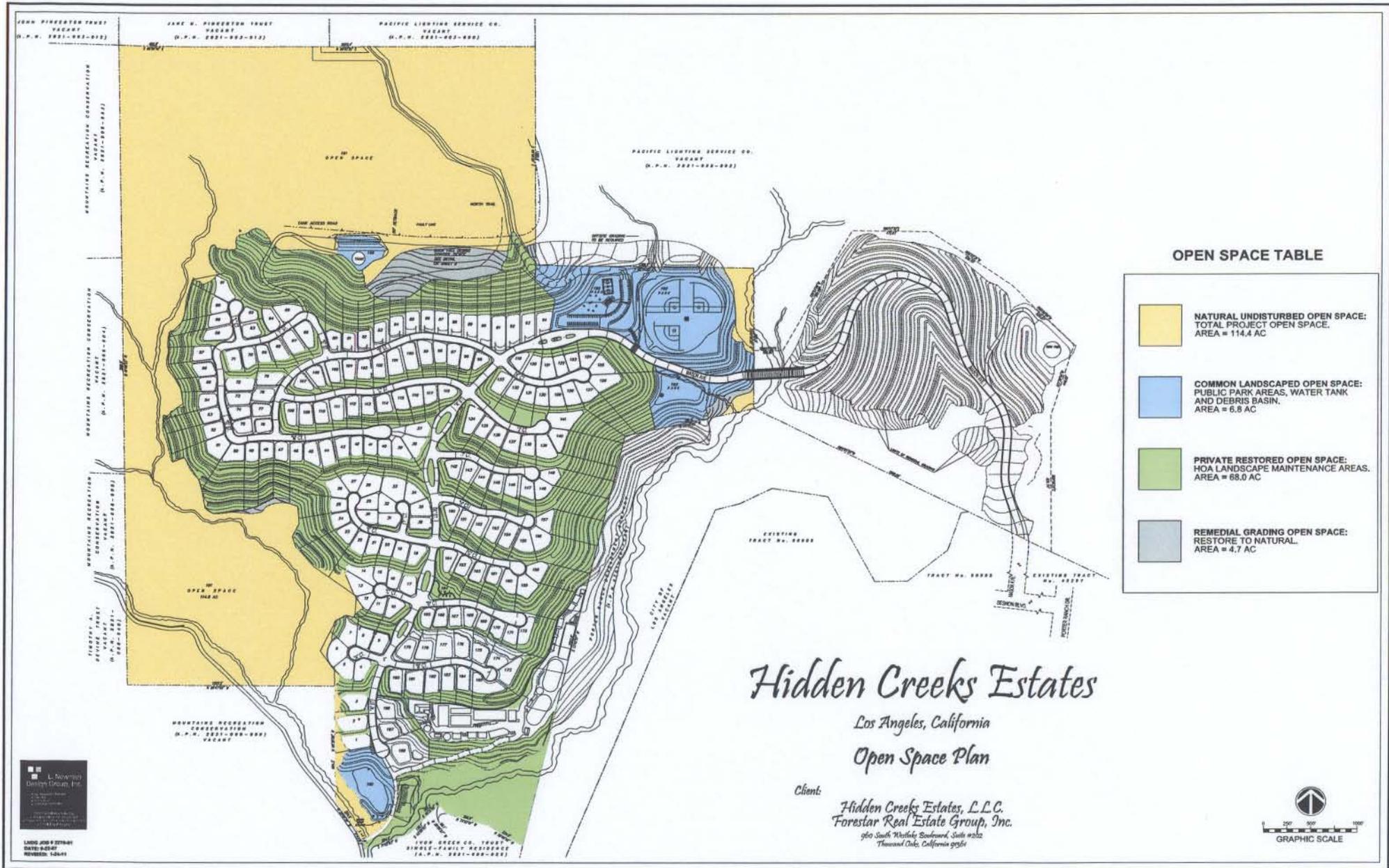
LWDG JOB # 2278-01
 DATE: 6-22-07
 REVISED: 1-24-11

Client:
Hidden Creeks Estates, L.L.C.
Forestar Real Estate Group, Inc.
 960 South Westlake Boulevard, Suite #202
 Thousand Oaks, California 91320









OPEN SPACE TABLE

	<p>NATURAL UNDISTURBED OPEN SPACE: TOTAL PROJECT OPEN SPACE. AREA = 114.4 AC</p>
	<p>COMMON LANDSCAPED OPEN SPACE: PUBLIC PARK AREAS, WATER TANK AND DEBRIS BASIN. AREA = 6.8 AC</p>
	<p>PRIVATE RESTORED OPEN SPACE: HOA LANDSCAPE MAINTENANCE AREAS. AREA = 68.0 AC</p>
	<p>REMEDIAL GRADING OPEN SPACE: RESTORE TO NATURAL. AREA = 4.7 AC</p>

Hidden Creeks Estates

Los Angeles, California

Open Space Plan

Client:
Hidden Creeks Estates, L.L.C.
Forestar Real Estate Group, Inc.
 960 South Westlake Boulevard, Suite 2022
 Thousand Oaks, California 91320



L. Newman
 Designer/Owner, Inc.
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (310) 204-1111
 FAX (310) 204-1112
 www.lnewman.com

LAND JOB # 277041
 DATE: 04-07
 REVISION: 14-04

JOHN PINESTON TRUST
 VACANT
 (L.P.N. 2001-001-012)

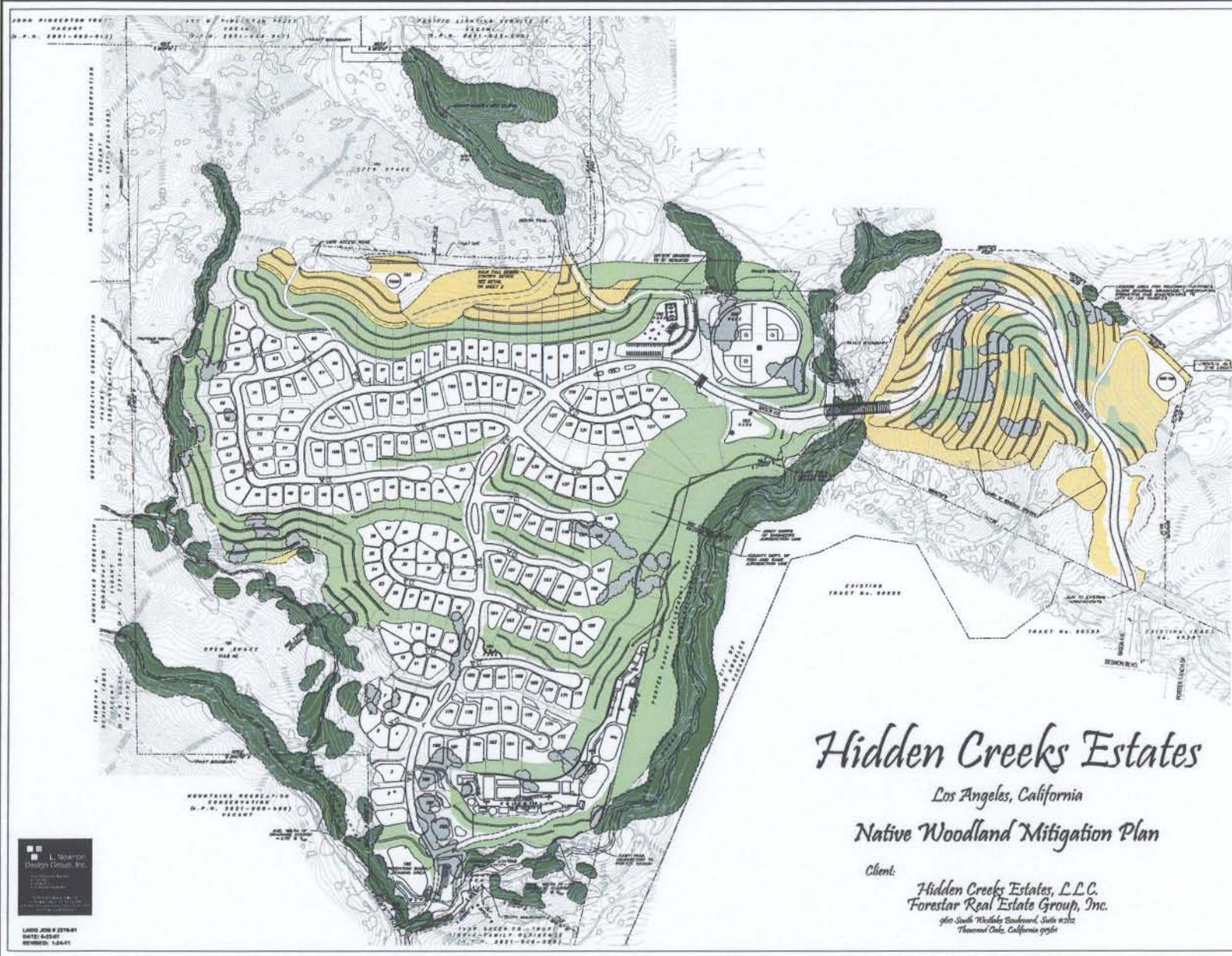
JAKE W. PINESTON TRUST
 VACANT
 (L.P.N. 2001-001-012)

PACIFIC LIGHTING SERVICE CO.
 VACANT
 (L.P.N. 2001-001-002)

PACIFIC LIGHTING SERVICE CO.
 VACANT
 (L.P.N. 2001-001-002)

SHASTA RECREATION CONSERVATION
 VACANT
 (L.P.N. 2001-001-012)

1000 GREEN CO. TRUST
 SINGLE-FAMILY RESIDENCE
 (L.P.N. 2001-001-002)



NATIVE WOODLAND MITIGATION TABLE

	COASTAL SAGE CHAPARRAL SCRUB RESTORATION MIXED WITH MITIGATION BLACK WALNUTS ± 30.8 ACRE
	COAST LIVE OAK WOODLAND MITIGATION AREAS ± 68.5 ACRE
	EXISTING RIPARIAN OAK WOODLAND- PRESERVE
	TREE REMOVALS

Hidden Creeks Estates

Los Angeles, California

Native Woodland Mitigation Plan

Client: *Hidden Creeks Estates, L.L.C.*
Forestar Real Estate Group, Inc.
 960 South Wilshire Boulevard, Suite 1202
 Thousand Oaks, California 91320



LAND JOB # 27941
 DATE: 6-25-09
 REVISION: 14841



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

June 24, 2009

Deputy Chief Jimmy H. Hill
Los Angeles Fire Department
Bureau of Fire Prevention and Public Safety
201 N. Figueroa, Room 900B
Los Angeles, CA 90012

Dear Chief Hill:

The following memorializes an agreement made with Developer Mr. John Polito and the County of Los Angeles Fire Department (LACoFD), concerning the proposed Brown's Canyon Road improvement plan as presented for the Hidden Creeks Estates project (Tentative Tract 68724). The attached exhibit represents a series of 14 paved turn-outs with a minimum pavement thickness of 6" that will be constructed by the Developer along Brown's Canyon Road prior to the issuance of any residential building permits for the proposed development. Furthermore, the Developer has agreed to project conditions that will establish binding legal responsibility for the proposed Home Owners Association (HOA) to provide annual weed abatement and brush clearance consistent with LACoFD standards along Brown's Canyon road from the southerly emergency access point of the project site, approximately 1.2 miles from the U.S. HWY 118 southerly to Desoto Blvd. In addition, the HOA will be responsible for maintaining repair records and providing all necessary pavement repairs, including potholes, on an "as needed basis" to maintain "All Weather Access," to the satisfaction of the Los Angeles County Fire Department.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRWINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Deputy Chief Jimmy H. Hill
June 24, 2009
Page 2

In addition to the proposed improvements along Brown's Canyon Road from Desoto Blvd. north of U. S. HWY 118 to the secondary access of the proposed development, Mr. Polito has agreed to install the following fire fighting improvements:

- The fire department staging area to be located at the southern portion of the development adjacent to the existing equestrian facility at the northerly end of Brown's Canyon Road. Two LAFD fire hydrants shall be provided as indicated by the developer and placed on the tentative map for review and approval.
- An additional fire hydrant installed where the Development's proposed secondary access joins Brown's Canyon, placed on the tentative map for review and approval.
- Signage at the equestrian facility that states, "Dead End, No Turnaround Ahead"
- 1 Million gallons additional water storage in the project's water tank for fire fighting purposes.
- A new helipad site constructed within the project that meets the requirements of both Los Angeles County Fire Department and Los Angeles Fire Department.
- Brush Clearance will be provided and maintained annually by the Developer and or the HOA adjacent to the Brown's Canyon access as directed by the Los Angeles County Fire Department.
- The proposed emergency gate(s) located at the north end of the Development's proposed Equestrian Facility shall be provided with approved locking devices, i.e. Knox-type locking devices or equivalent, for both LA County and LA City to be located on each side of the gate. Gate details shall be submitted for review and approval at time of the tentative map review process.

The Los County Fire Department supports the proposed improvements with conditions stated for Hidden Creeks Estates project with the understanding that no residential traffic from the development will utilize Brown's Canyon Road except for emergency access. The project will also provide an emergency access for Brown's Canyon Residents, through the development site to Mason Ave. in Porter Ranch. The addition of this secondary access will eliminate the current dangerous single access condition that now exists in Brown's Canyon, along with providing a protect-in-place facility at the proposed park site in the development.

Deputy Chief J. H. Hill
June 24, 2009
Page 3

The recent fires in the Porter Ranch Area have highlighted the benefits that this proposed project will bring to the Browns Canyon area.

In conclusion, the Los Angeles County Fire Department recommends no residential construction be allowed to commence until the proposed turnout improvements to Brown's Canyon Road have been completed. Said improvements shall be performed in compliance with Los Angeles County and Los Angeles City requirements, and as shown on the attached Brown's Canyon Turn-Out Exhibit.

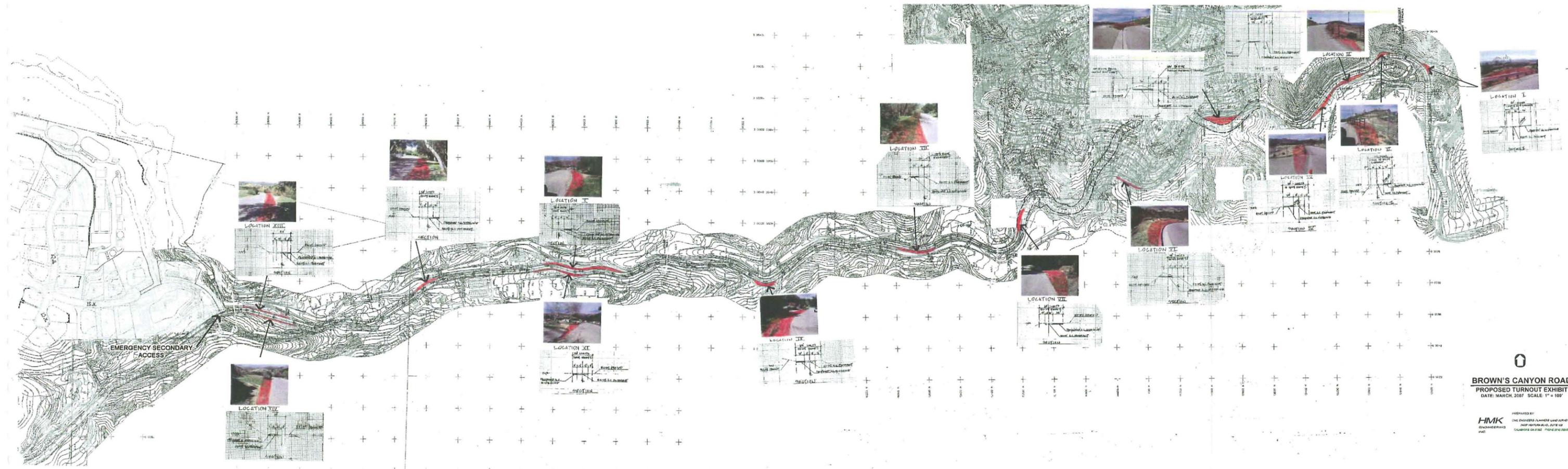
Yours truly,


MARK B. NELSON
FIRE MARSHAL

MBN:mn

c: Polito
Poster
Novak
Masi

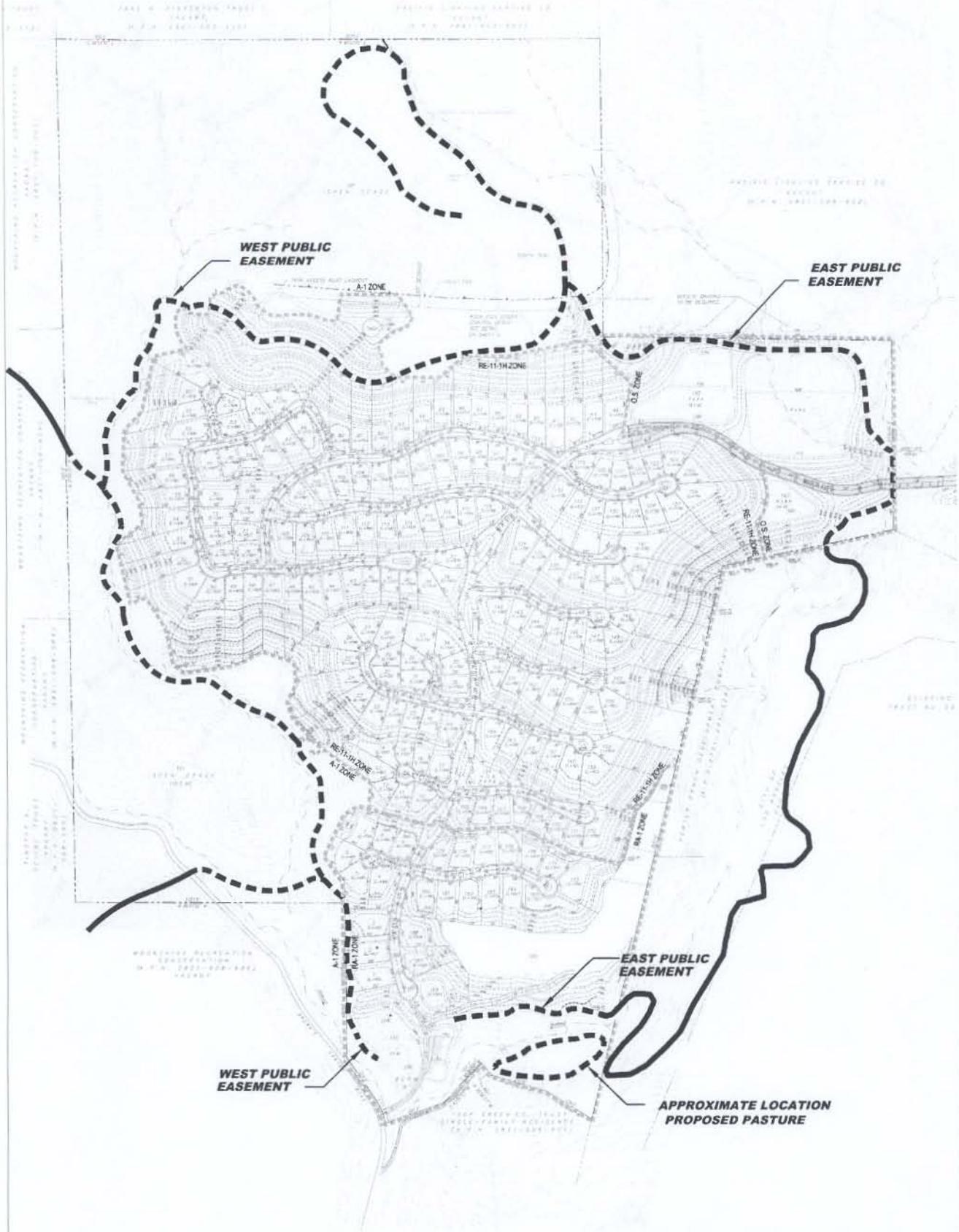
Attachment




BROWN'S CANYON ROAD
 PROPOSED TURNOUT EXHIBIT
 DATE: MARCH 2007 SCALE: 1" = 100'

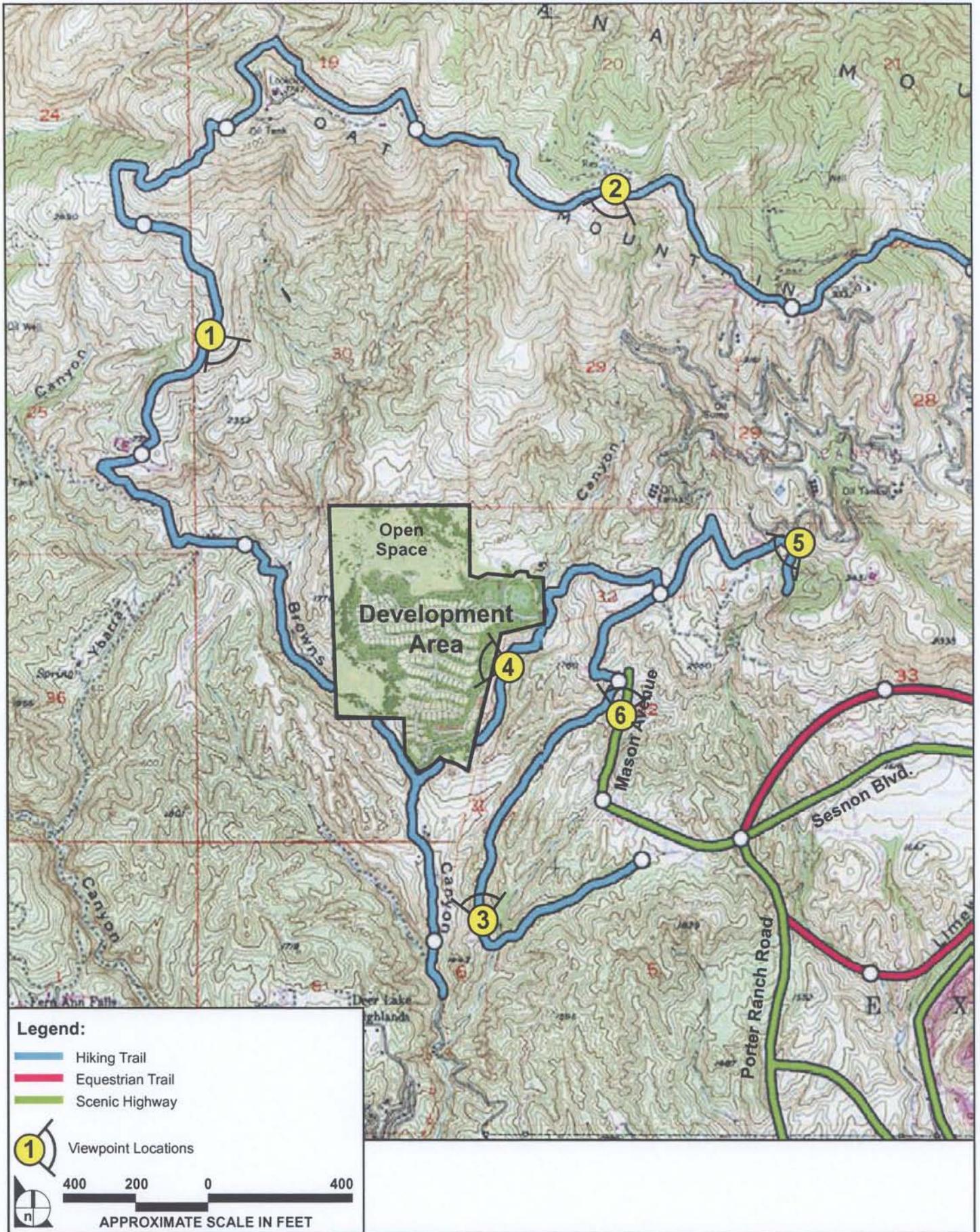
PREPARED BY
HMK
 ENGINEERS
 1000 S. GARDEN AVENUE, SUITE 100
 GARDEN CITY, CALIFORNIA 92025

PROPOSED PUBLIC RIDING AND HIKING TRAIL EAST & WEST EASEMENTS



LEGEND

- RIDING AND HIKING TRAIL LOCATION
 - OFF-SITE RIDING AND HIKING TRAIL LOCATION
- REV: JANUARY 2011**



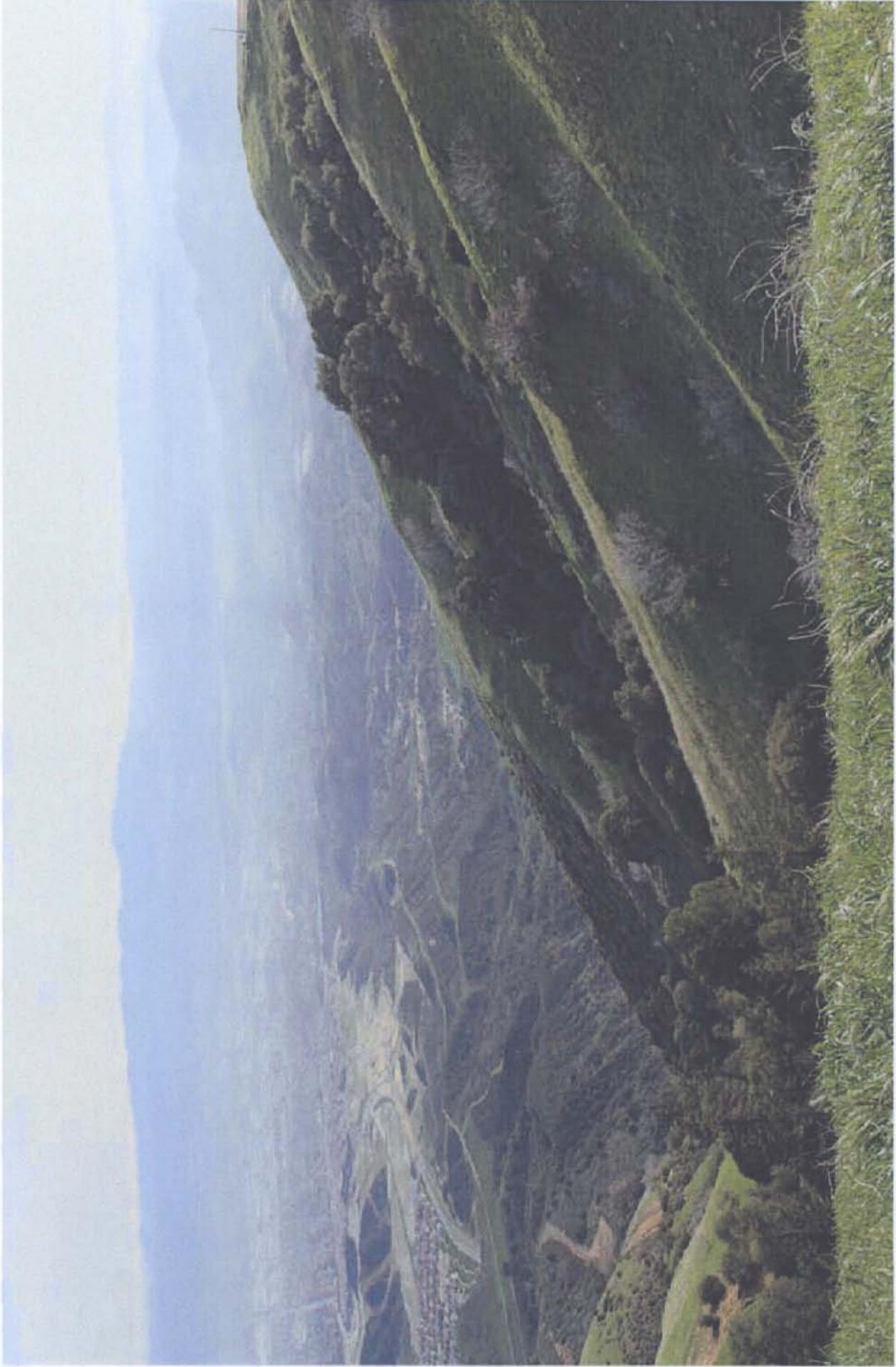
SOURCE: Chatsworth Community Plan - 2005; USGS Quad Map - 2004; Impact Sciences, Inc. - 2008



Off-Site Photo Locations



Viewpoint 1.jpg



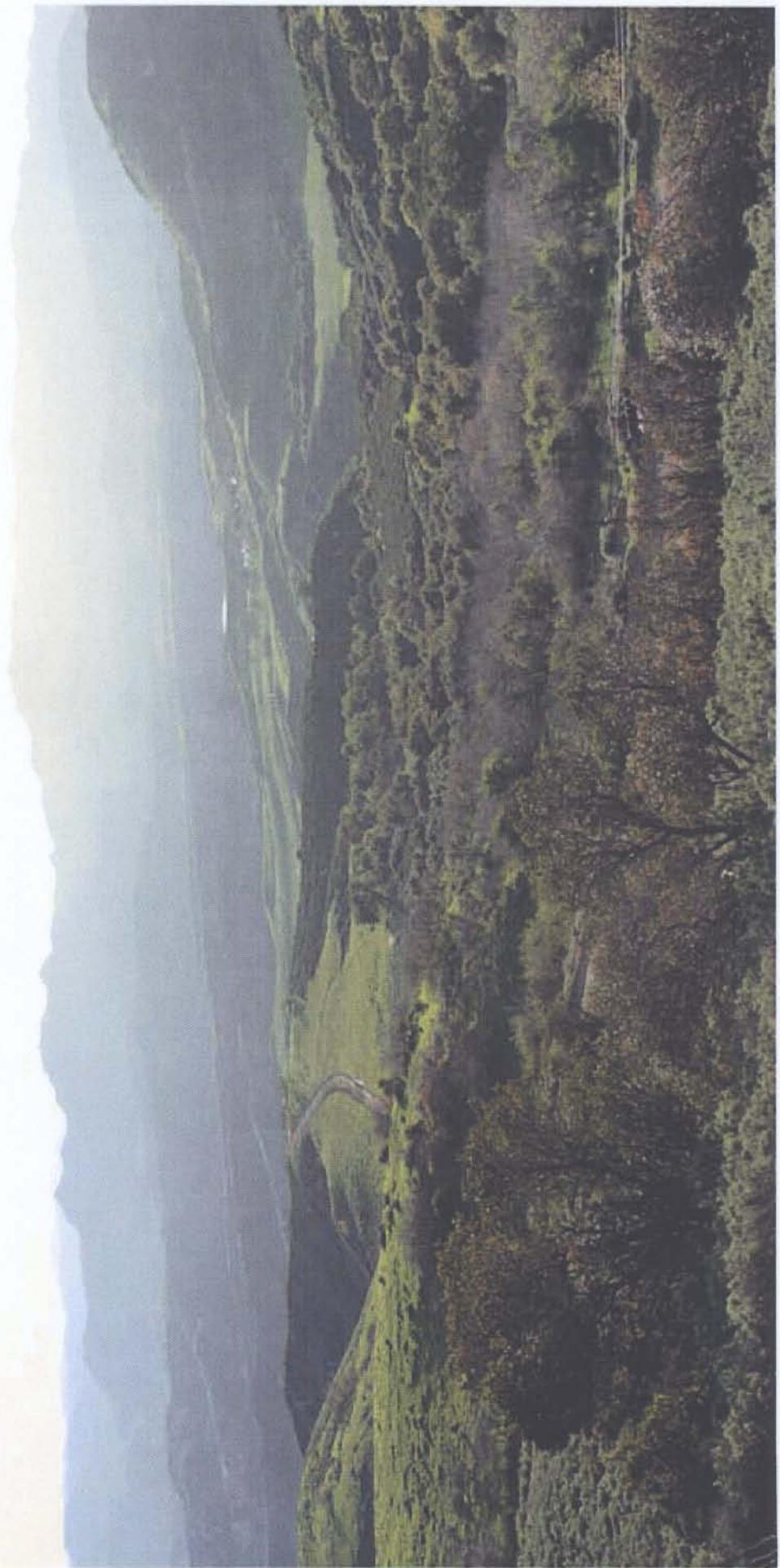
Viewpoint 2.jpg



Viewpoint 3.jpg



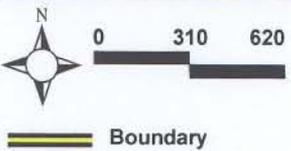
Viewpoint 4.jpg



Viewpoint 5.jpg



Viewpoint 6.jpg



On-Site Photo
Locations Index

Hidden Creeks
Estates

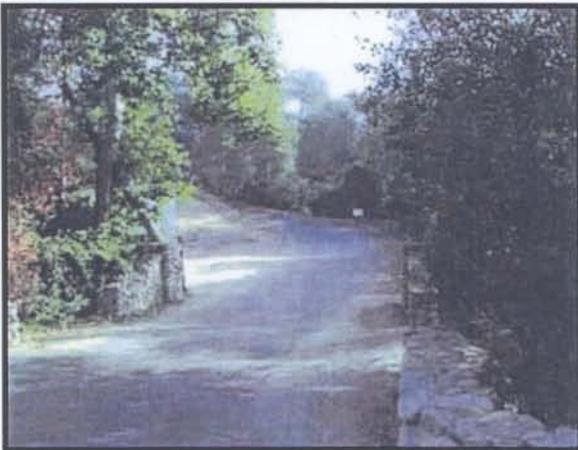
① Northeast view existing building



② Southeast view Schulte home



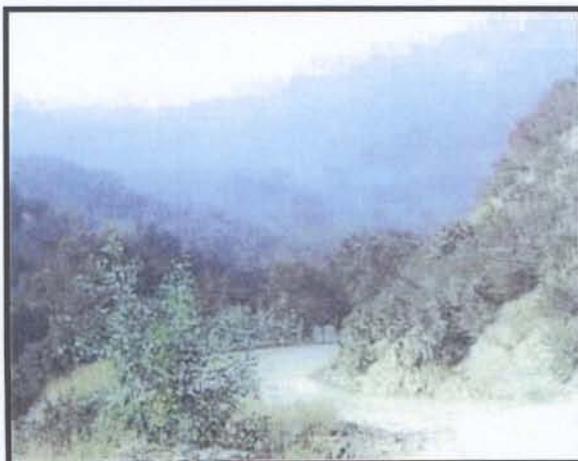
③ Existing project entry



④ Existing access



⑤ Existing access south view

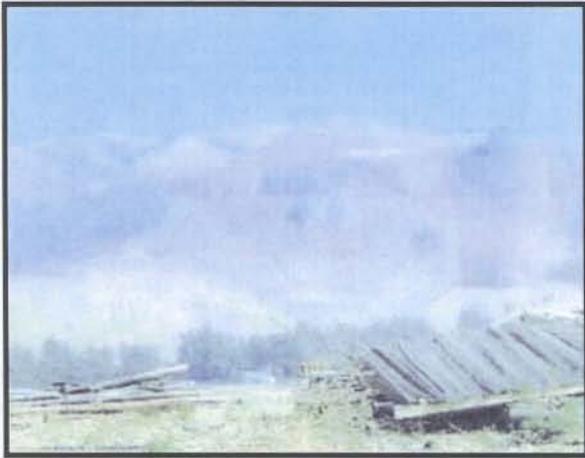


⑥ Brown's Cyn. Rd. at project Site



7

North area view



8

Project area southwest view



9

Project area north view



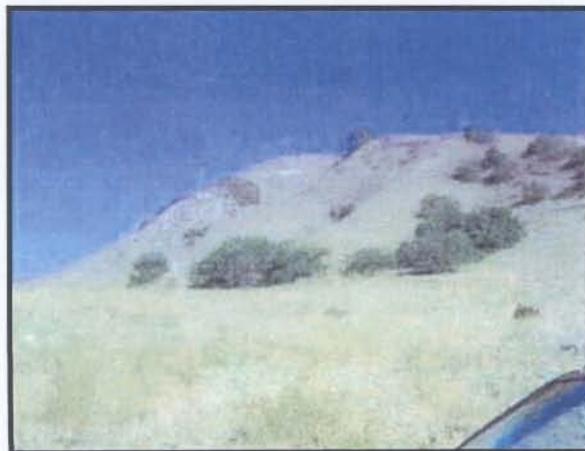
10

Project area northeast view



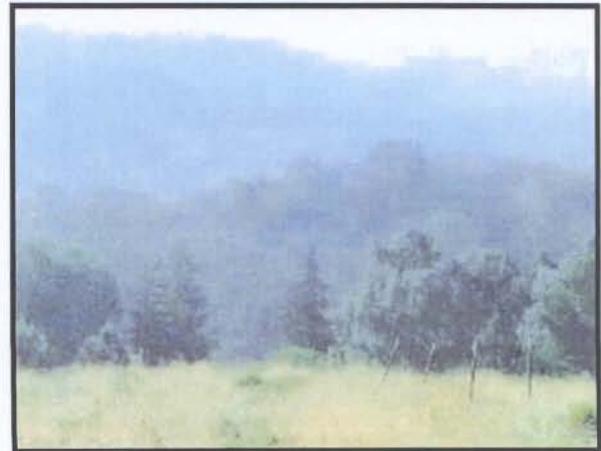
11

Northwest Slope



12

View of Mormon Canyon



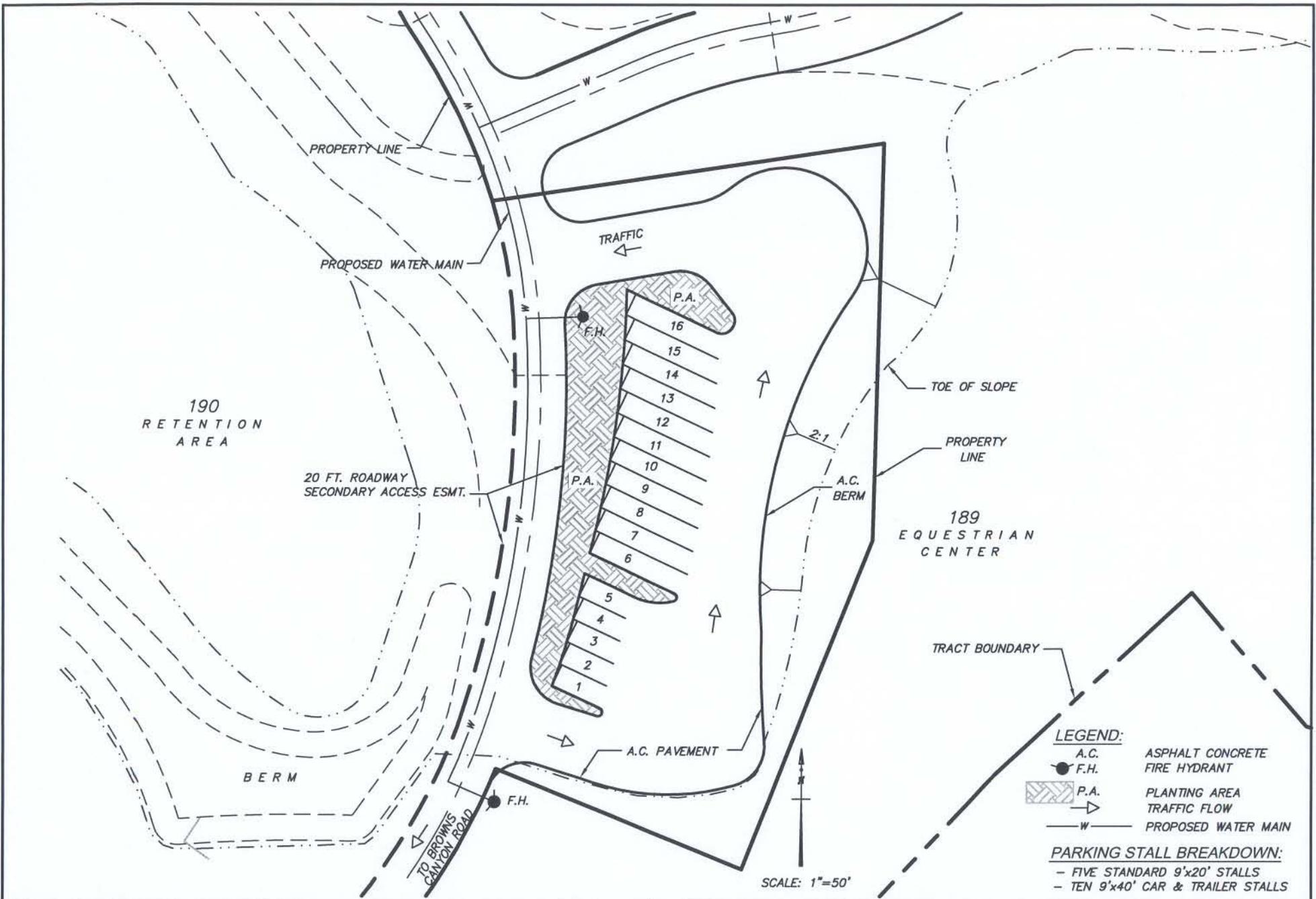


PROJECT BOUNDARY	— — — — —	PROPOSED ROAD	— — — — —
EXISTING ROAD	— — — — —	EXISTING FREEWAY	— — — — —
PROPOSED TRAIL SYSTEM	— — — — —	EXISTING EQUESTRIAN TRAILS	— — — — —

DATE: MARCH 2007 SCALE: 1" = 800' REVISION: JANUARY 2011

HMK HUNTLEY MANAGEMENT & CONSULTANTS, INC.
 1000 WEST 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW.HMKINC.COM

HIDDEN CREEKS
 OWNER: FORESTAR REAL ESTATE GROUP, INC.
 AERIAL PHOTOGRAPH



HMK
ENGINEERING
INC.

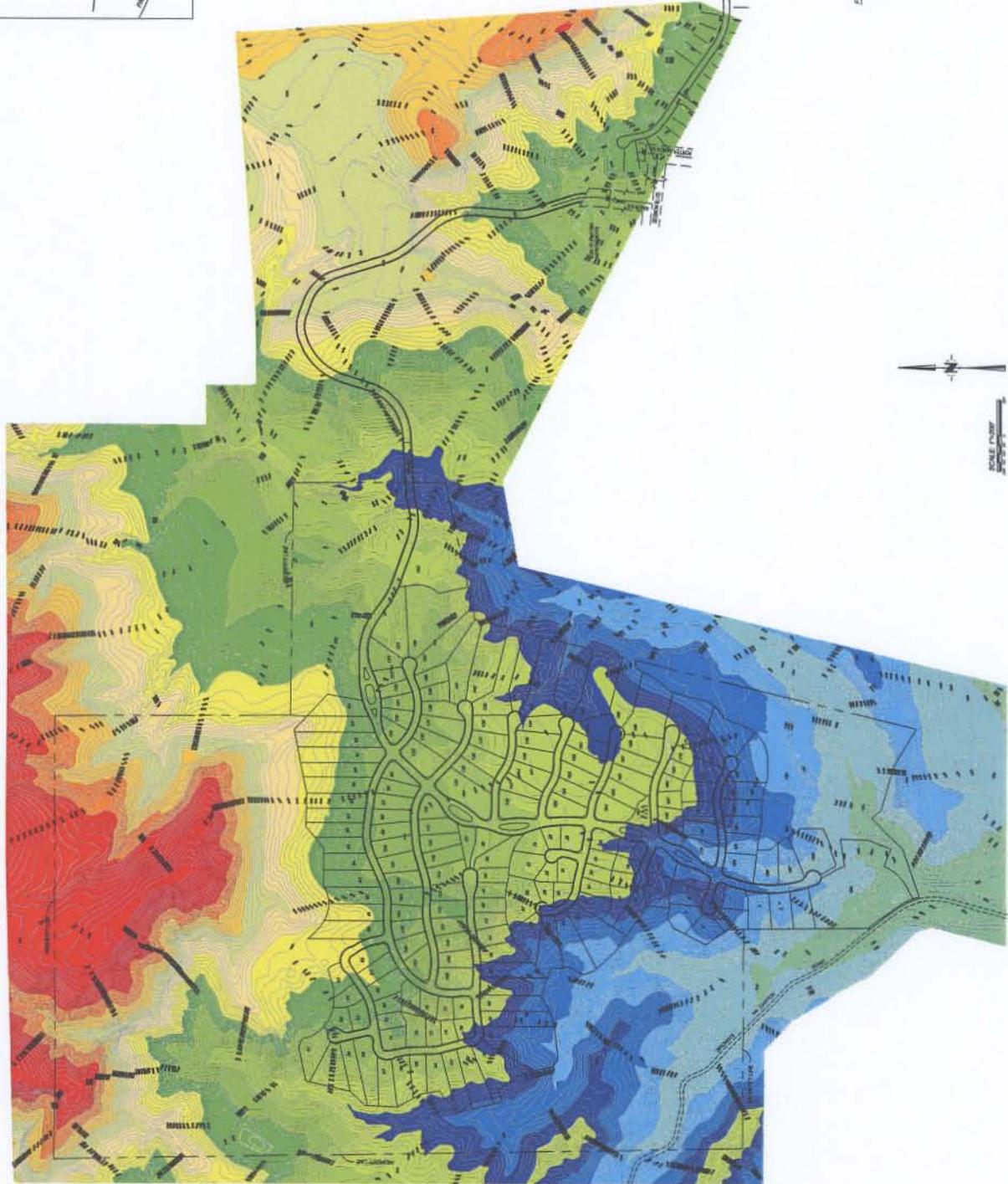
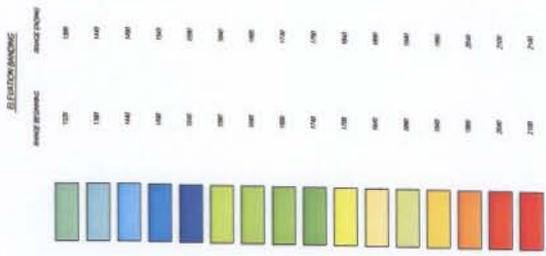
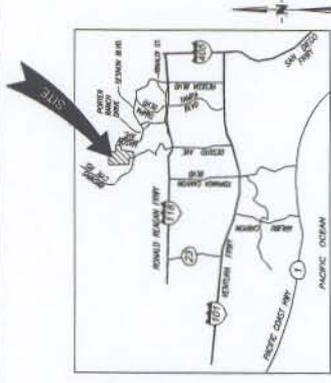
CIVIL ENGINEERS PLANNERS LAND SURVEYORS
1552 EIGHTEENTH STREET
SANTA MONICA, CA 90404 PHONE (310) 449-5511

STAGING AREA EXHIBIT

DATE: APRIL 2007
REV.: JANUARY 2011

SHEET 1 OF 1

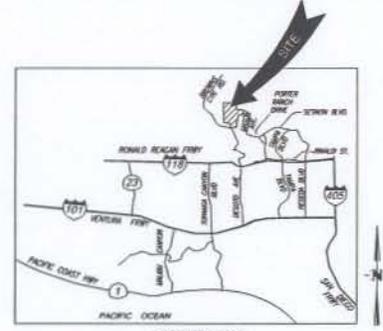
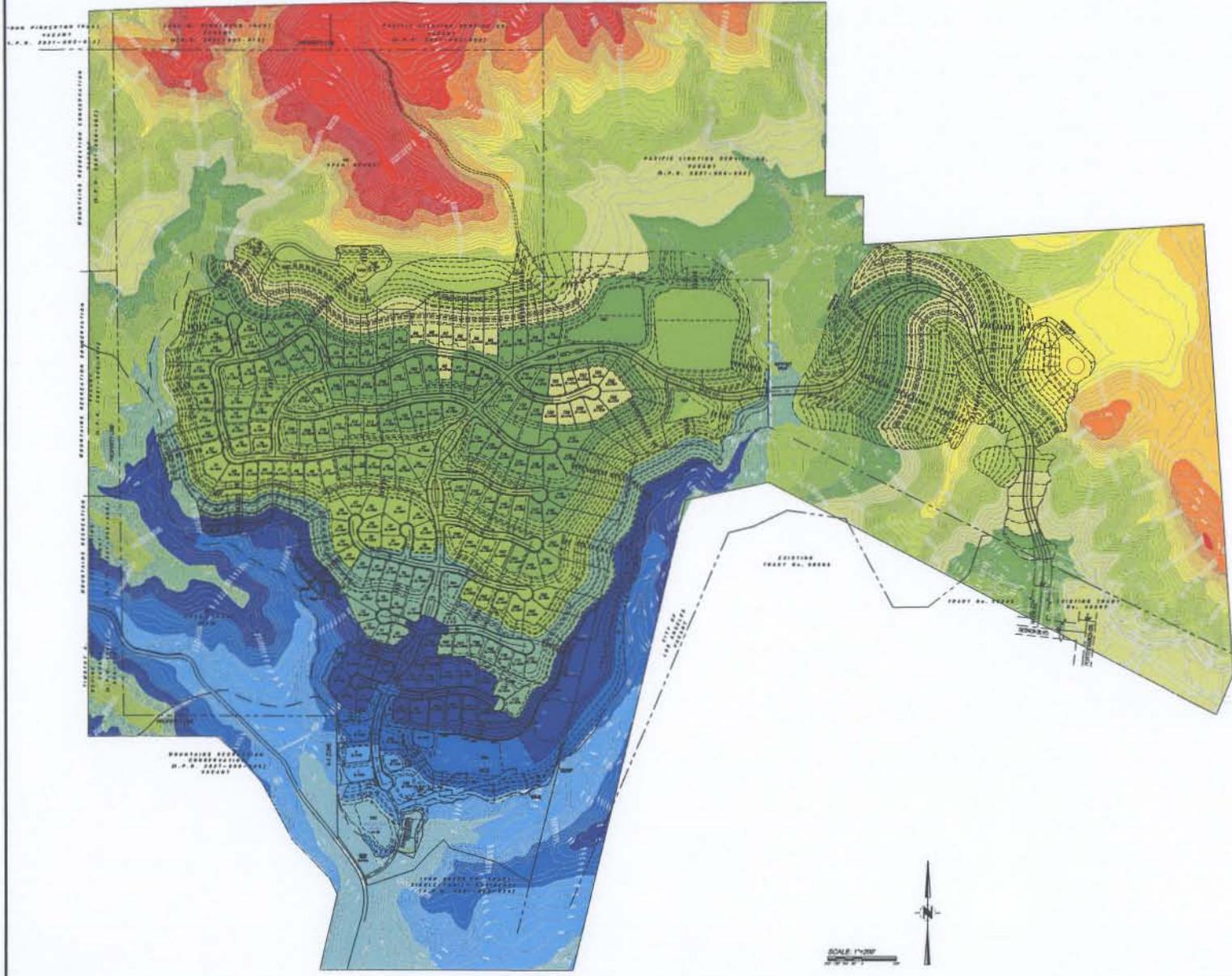
Drawing Name: E:\684\Exhibits\684exh-10.dwg
Last Opened: Feb 02, 2011 - 11:55am by paa



CONSULTING ENGINEERS
 HMK
 10000 WILSON BLVD
 SUITE 100
 BEVERLY HILLS, CA 90210
 TEL: (310) 277-1111
 FAX: (310) 277-1112
 WWW.HMK-ENGINEERS.COM

AN EXHIBIT FOR
HIDDEN CREEKS ESTATES
ELEVATION BANDING PLAN
 EXISTING CONDITIONS
 VESTING TENTATIVE TRACT
 MAP NO. 68724
 IN THE CITY OF LOS ANGELES

NO.	DATE	DESCRIPTION
1	1/11/11	ISSUED FOR PERMITTING
2	1/11/11	ISSUED FOR PERMITTING
3	1/11/11	ISSUED FOR PERMITTING
4	1/11/11	ISSUED FOR PERMITTING
5	1/11/11	ISSUED FOR PERMITTING



VICINITY MAP
SLS

ELEVATION BANDING

RANGE BEGINNING	RANGE ENDING
137	130
130	140
140	100
140	150
150	200
100	140
140	100
100	170
140	120
120	140
100	100
100	140
140	100
100	200
200	200
200	200

DESIGNED BY:
FORRESTER REAL ESTATE GROUP, INC.
 1000 WESTERN AVENUE, SUITE 1000
 LOS ANGELES, CALIFORNIA 90024
 (310) 407-1000

PLANNED BY:
HMK
 1000 WESTERN AVENUE, SUITE 1000
 LOS ANGELES, CALIFORNIA 90024
 (310) 407-1000



DATE	NOV 11 2011
BY	...
CHECKED BY	...
SCALE	1" = 200'

AN EXHIBIT FOR
HIDDEN CREEKS ESTATES
ELEVATION BANDING PLAN
 PROPOSED CONDITIONS
 VESTING TENTATIVE TRACT
 MAP NO. 68724
 IN THE CITY OF LOS ANGELES
 REV. JAN 2011