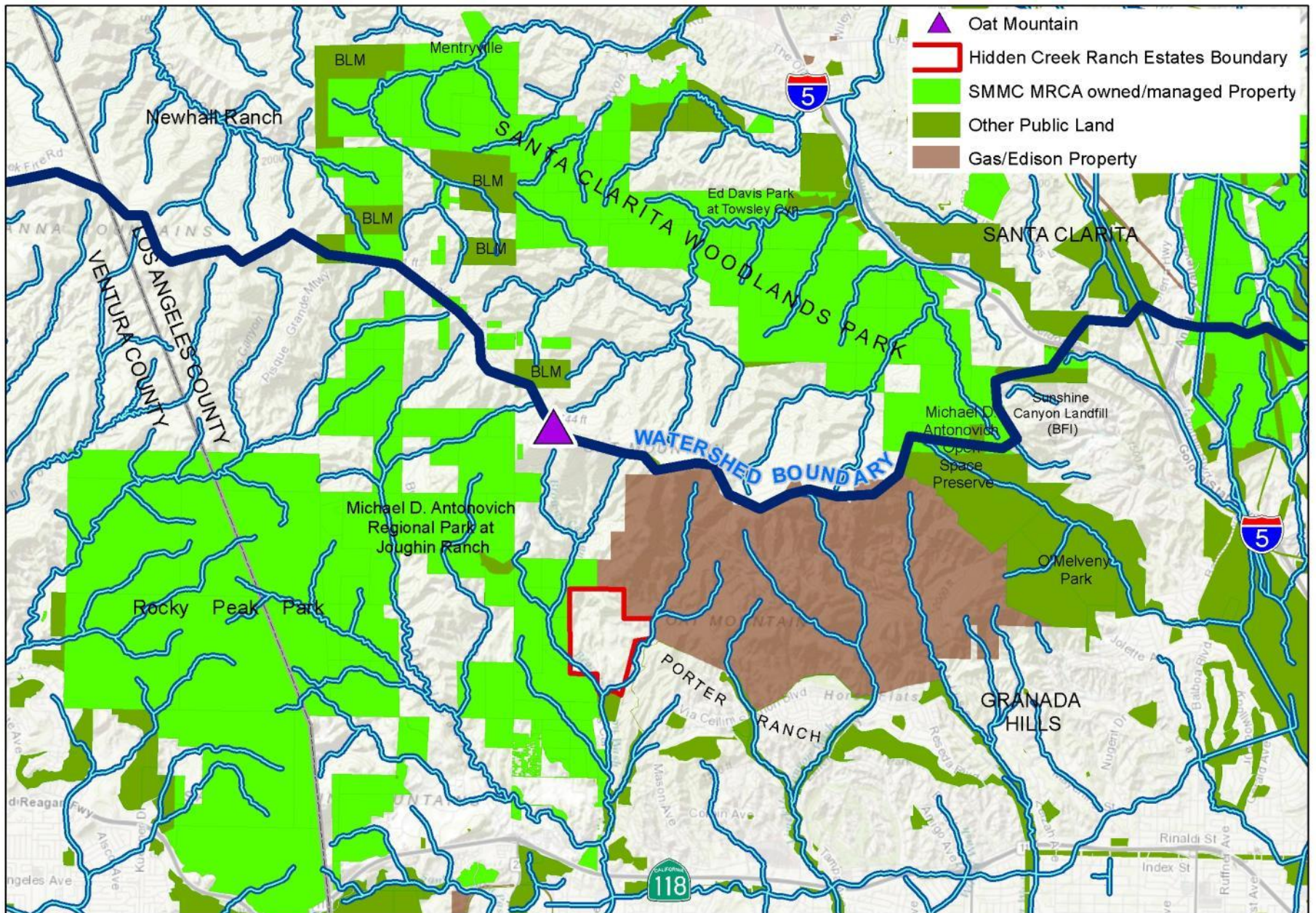


Land Uses Clashes on Oat Mountain

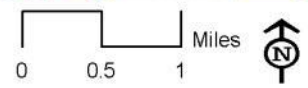
Mountains Recreation &
Conservation Authority

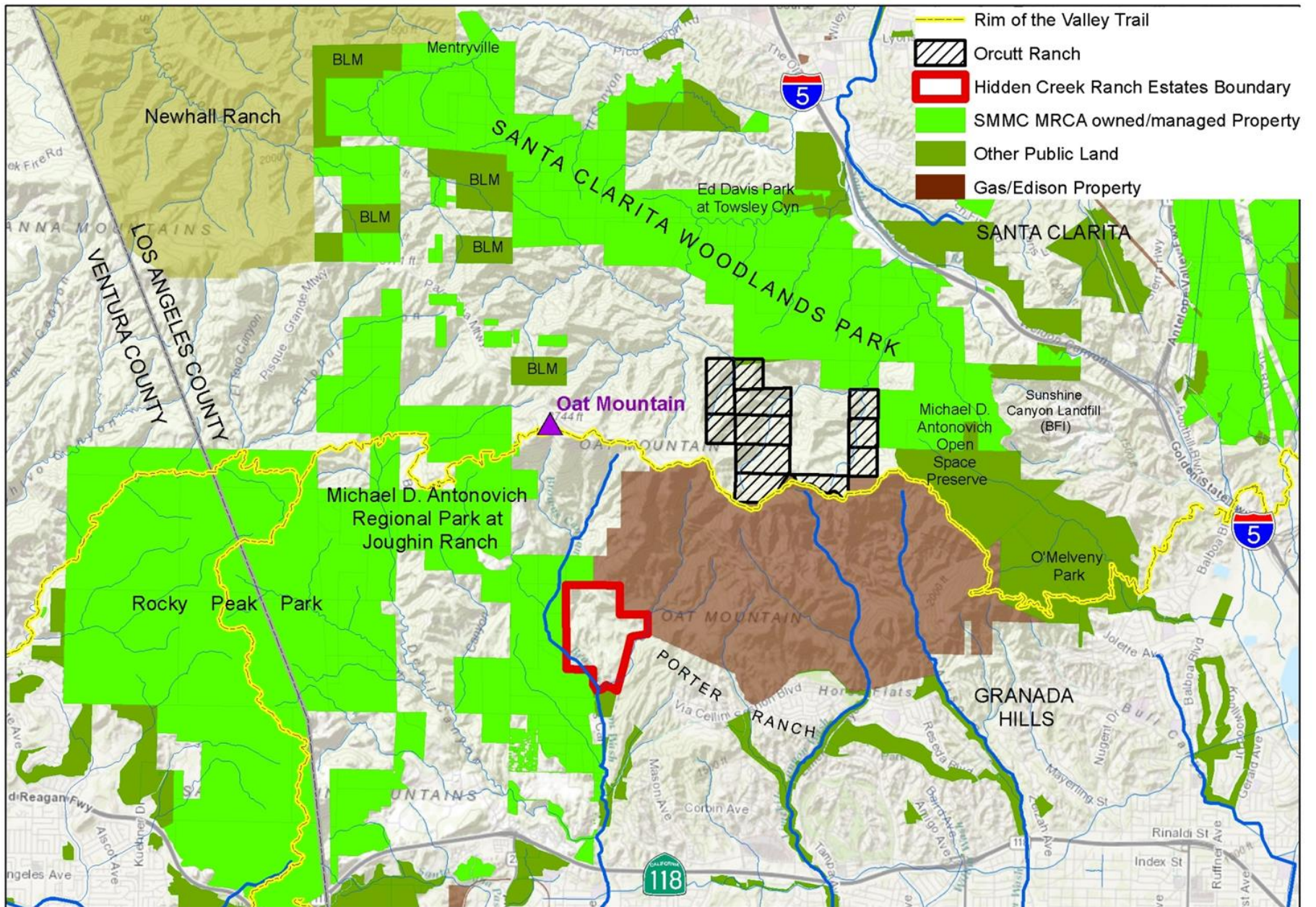


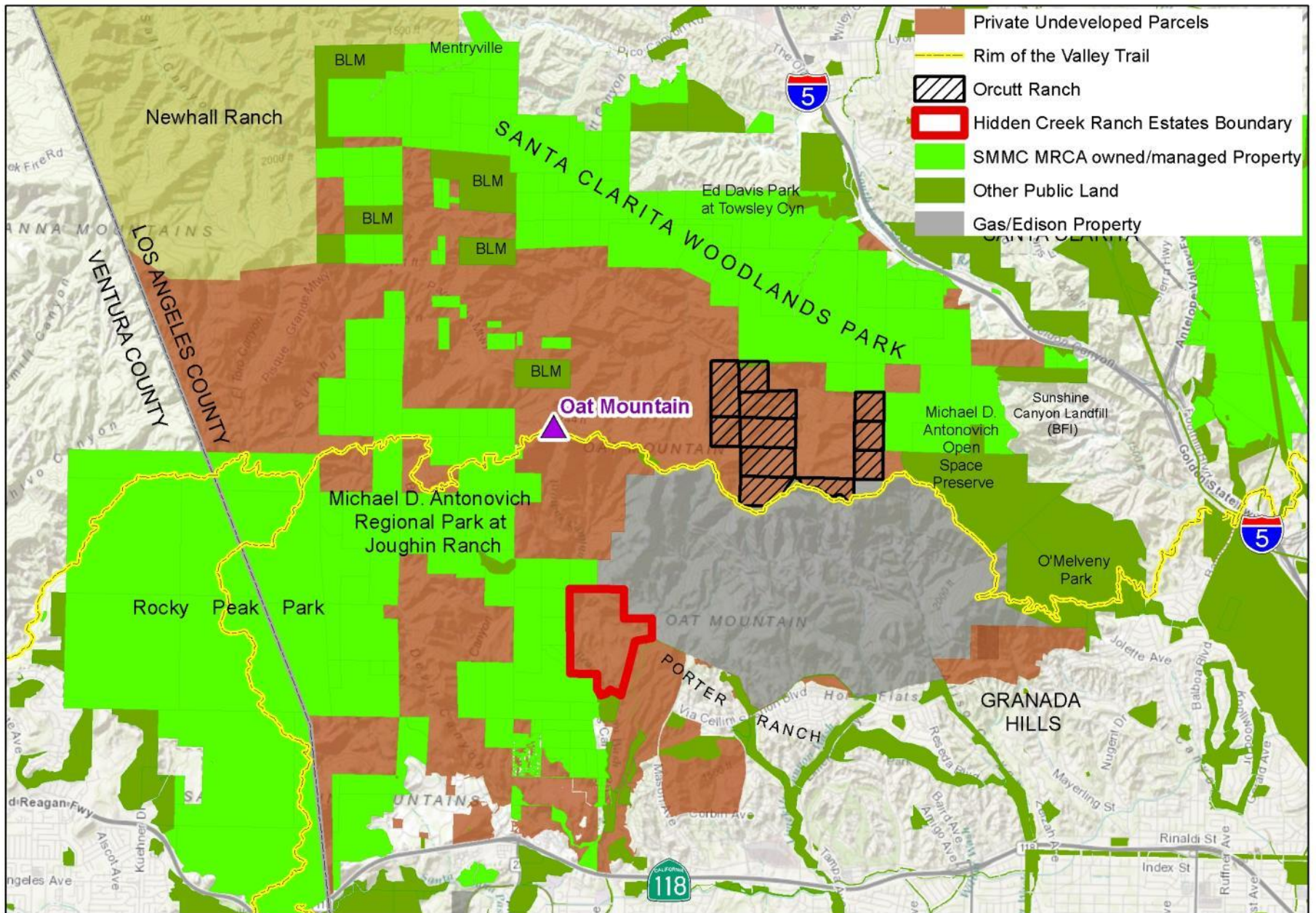




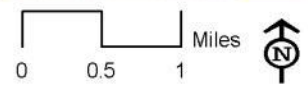
-  Oat Mountain
-  Hidden Creek Ranch Estates Boundary
-  SMMC MRCA owned/managed Property
-  Other Public Land
-  Gas/Edison Property

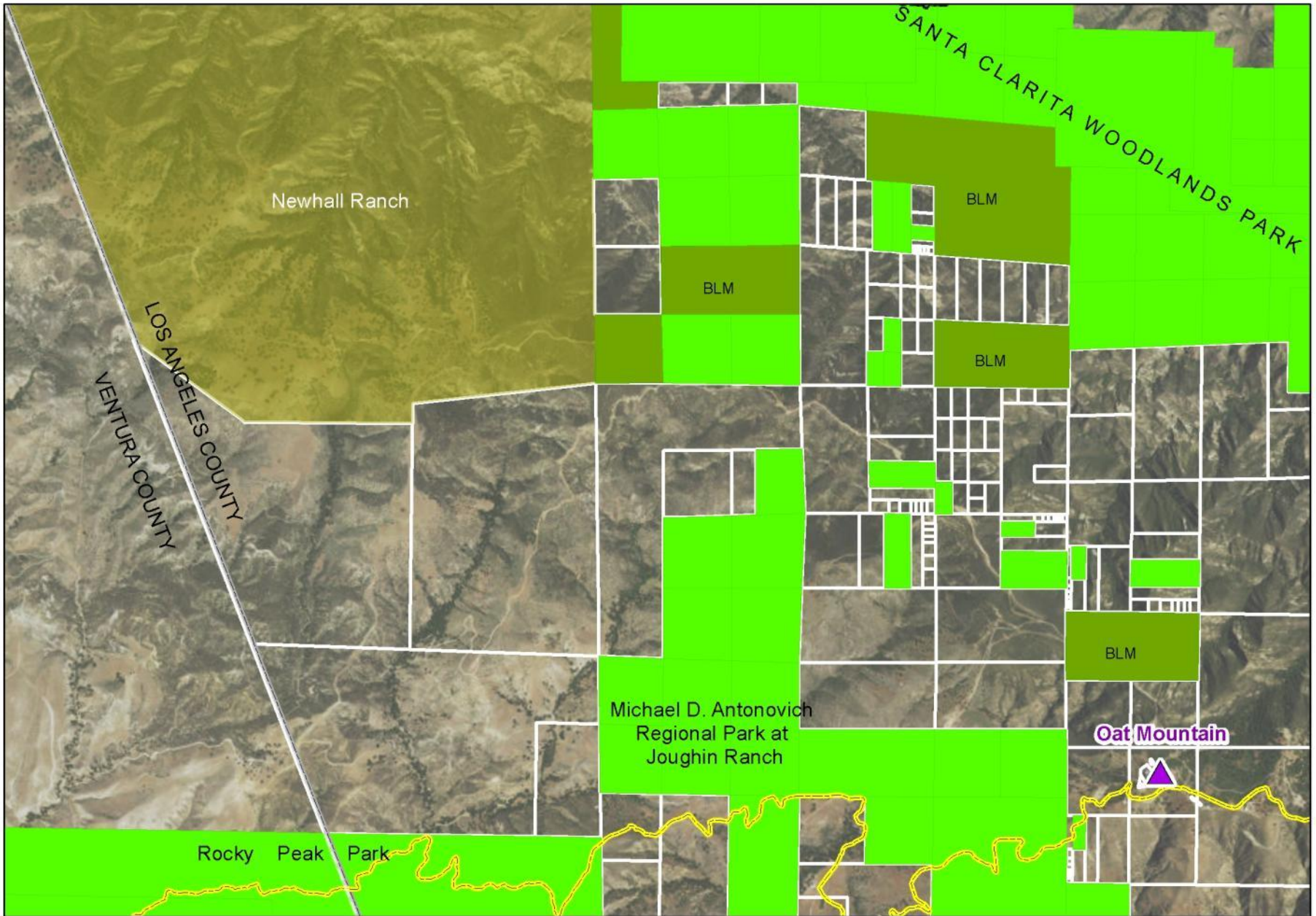


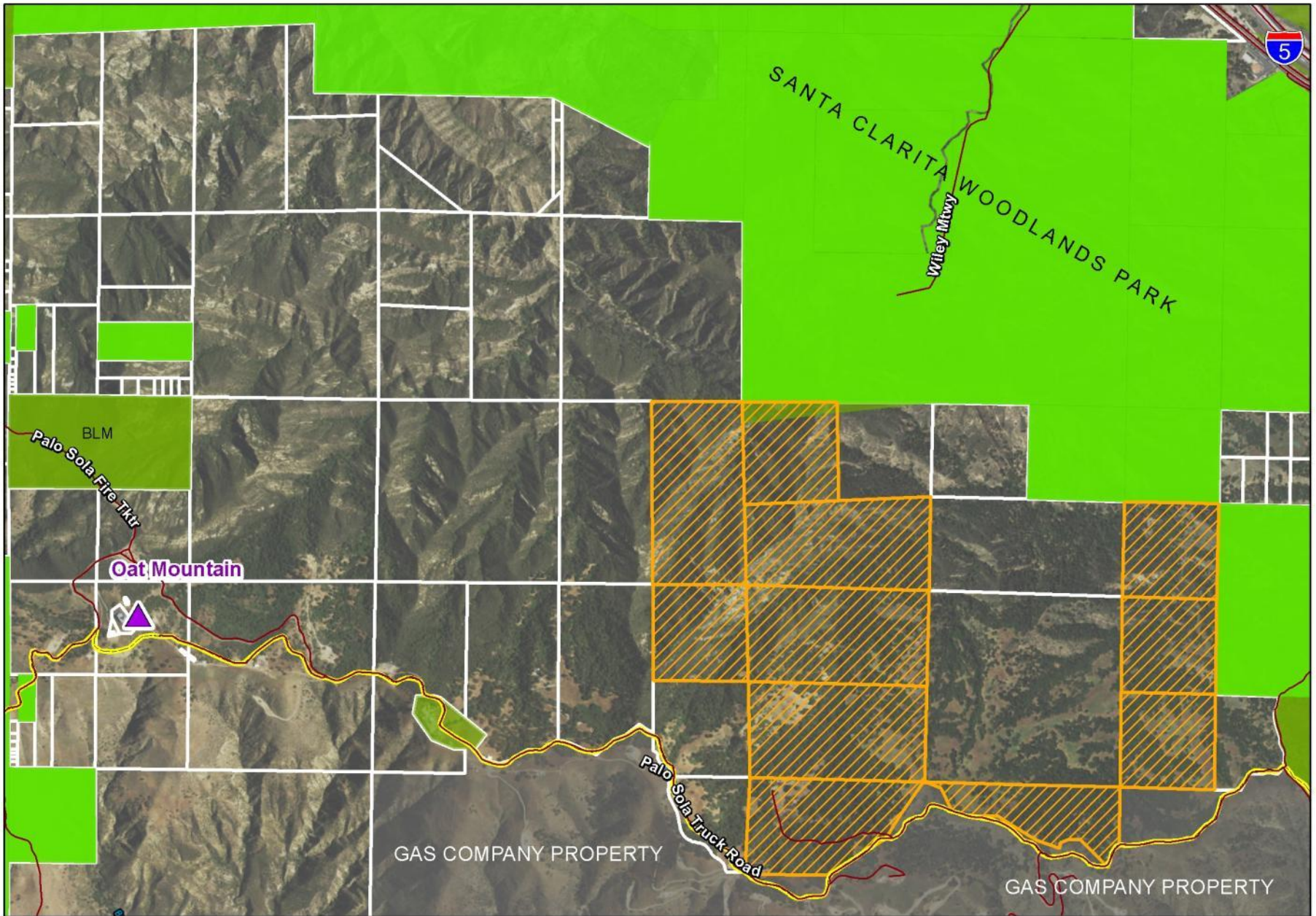


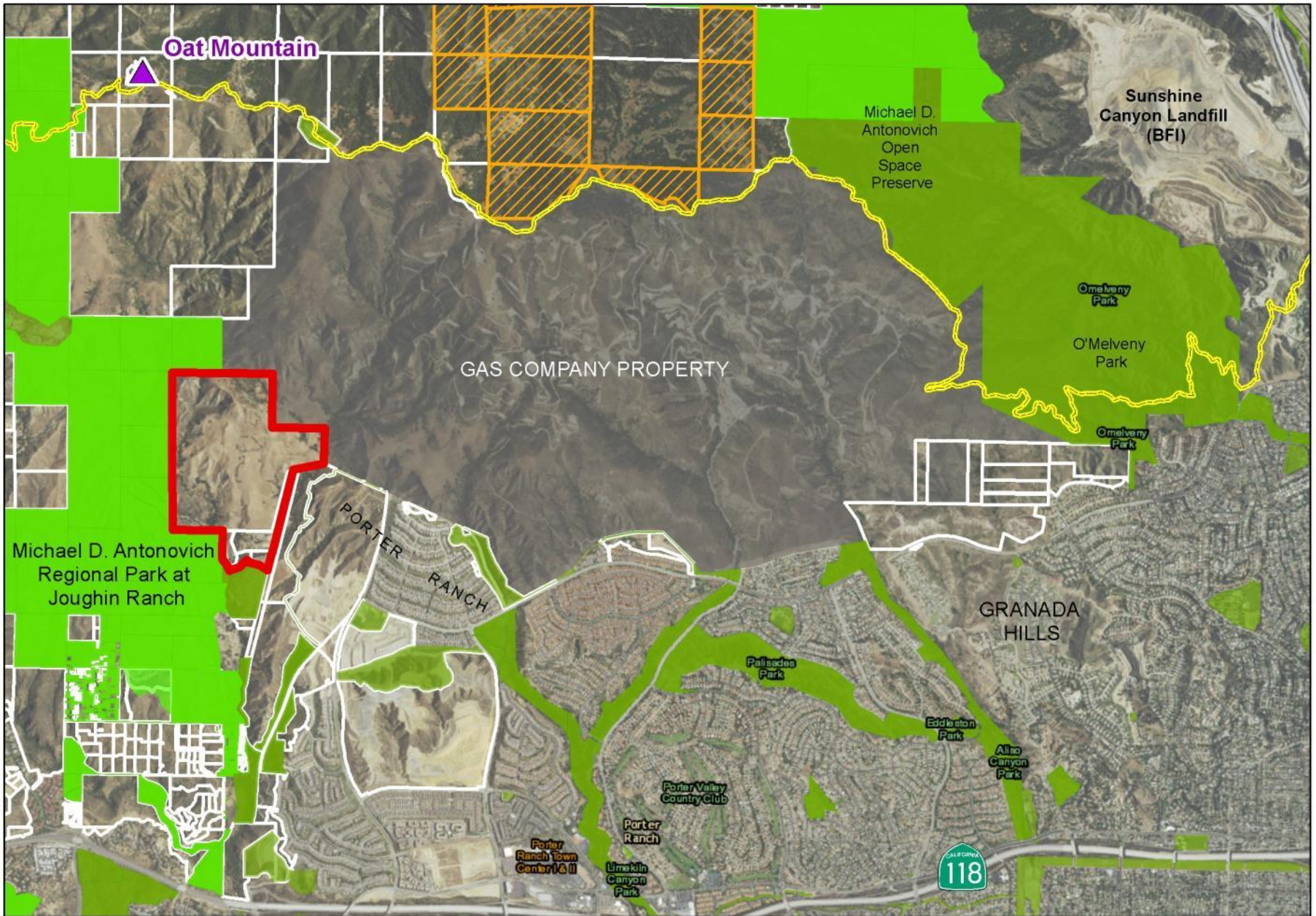


- Private Undeveloped Parcels
- Rim of the Valley Trail
- Orcutt Ranch
- Hidden Creek Ranch Estates Boundary
- SMMC MRCA owned/managed Property
- Other Public Land
- Gas/Edison Property









Oat Mountain

Sunshine Canyon Landfill (BFI)

Michael D. Antonovich Open Space Preserve

GAS COMPANY PROPERTY

O'Melveny Park

O'Melveny Park

O'Melveny Park

Michael D. Antonovich Regional Park at Joughin Ranch

PORTER RANCH

GRANADA HILLS

Palisades Park

Eddleston Park

Alliso Canyon Park

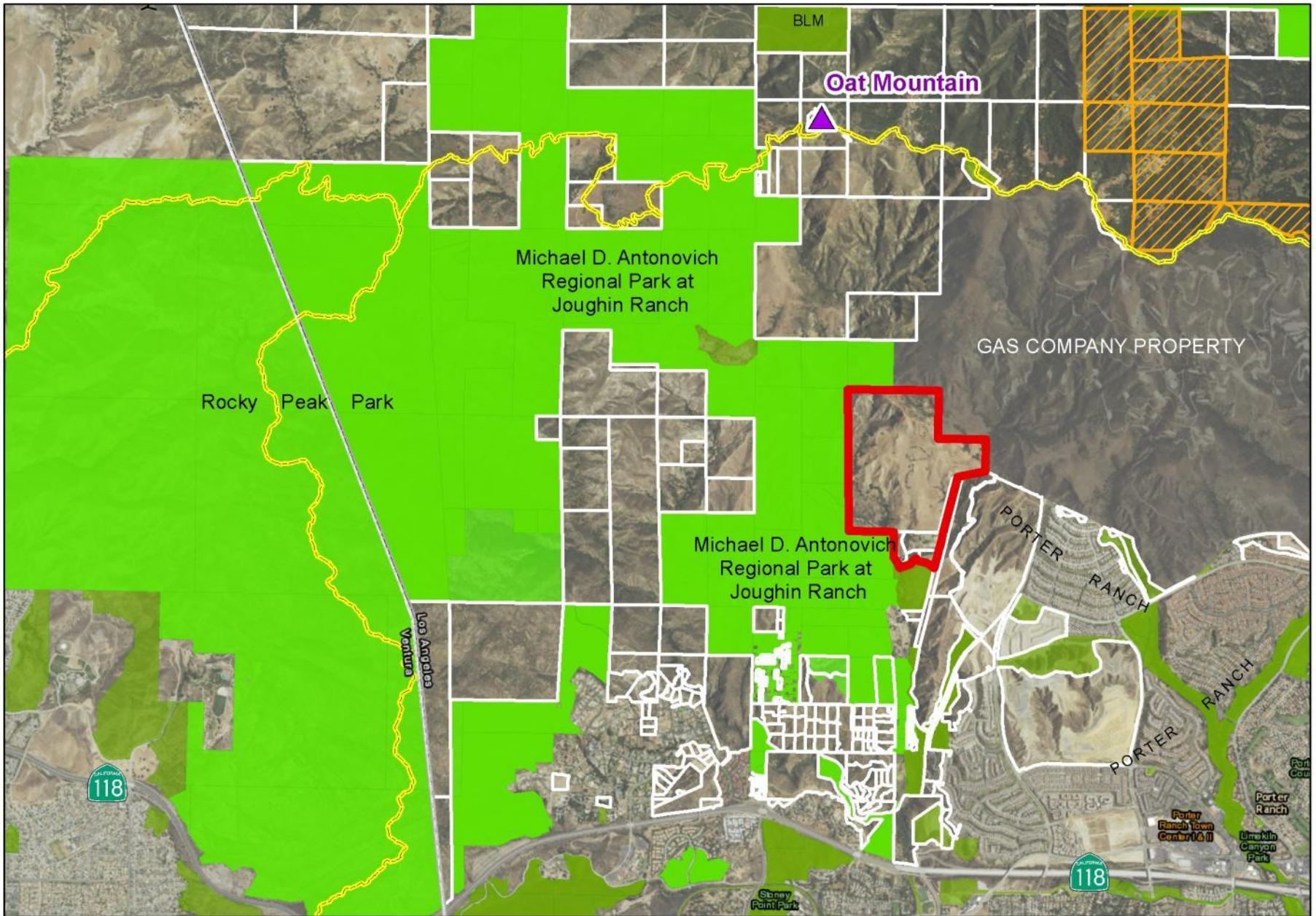
Porter Valley Country Club

Porter Ranch

Porter Ranch Town Center I & II

Limekin Canyon Park



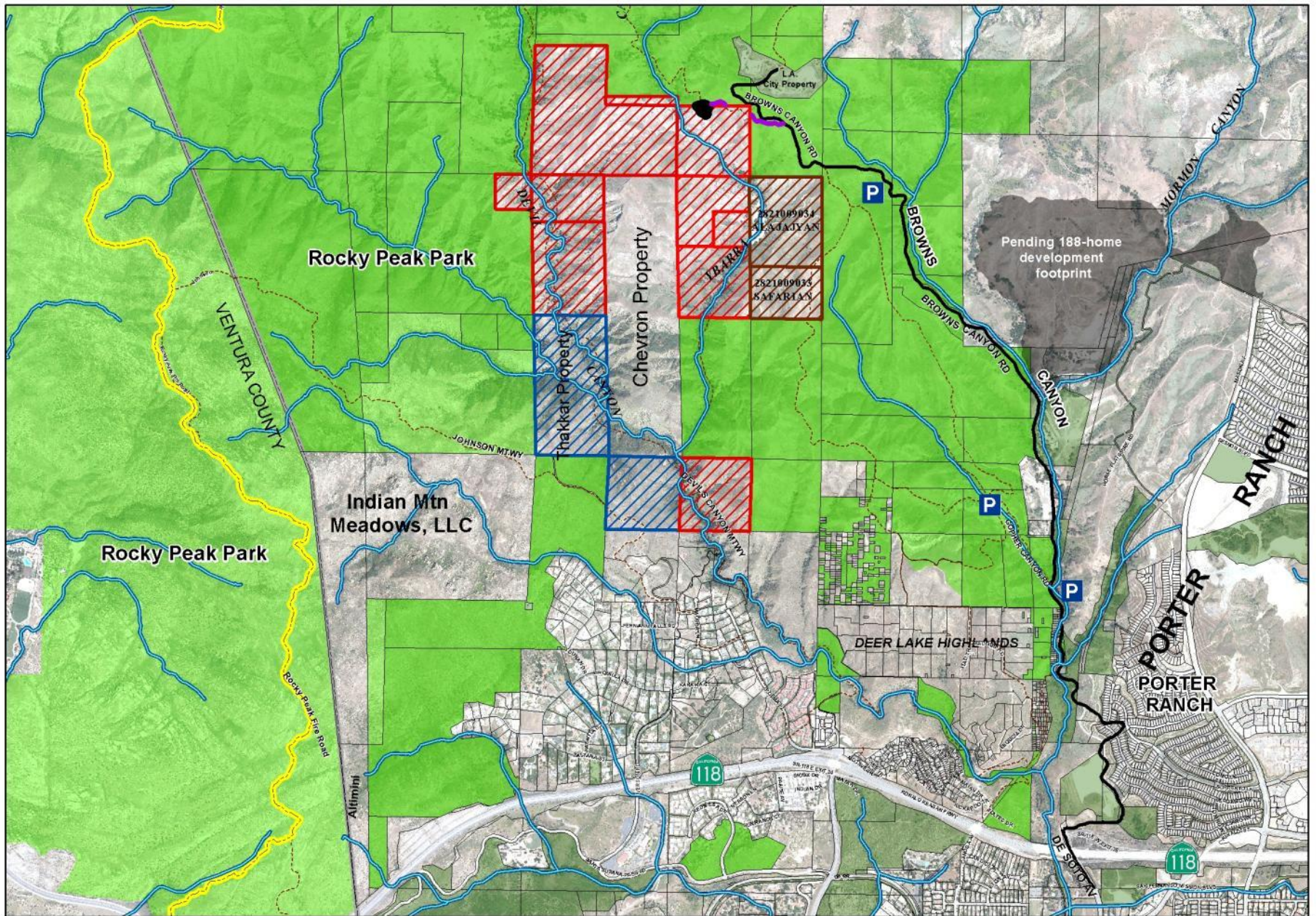
















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Google earth











Santa Monica Mountains Conservancy Zone Parkland

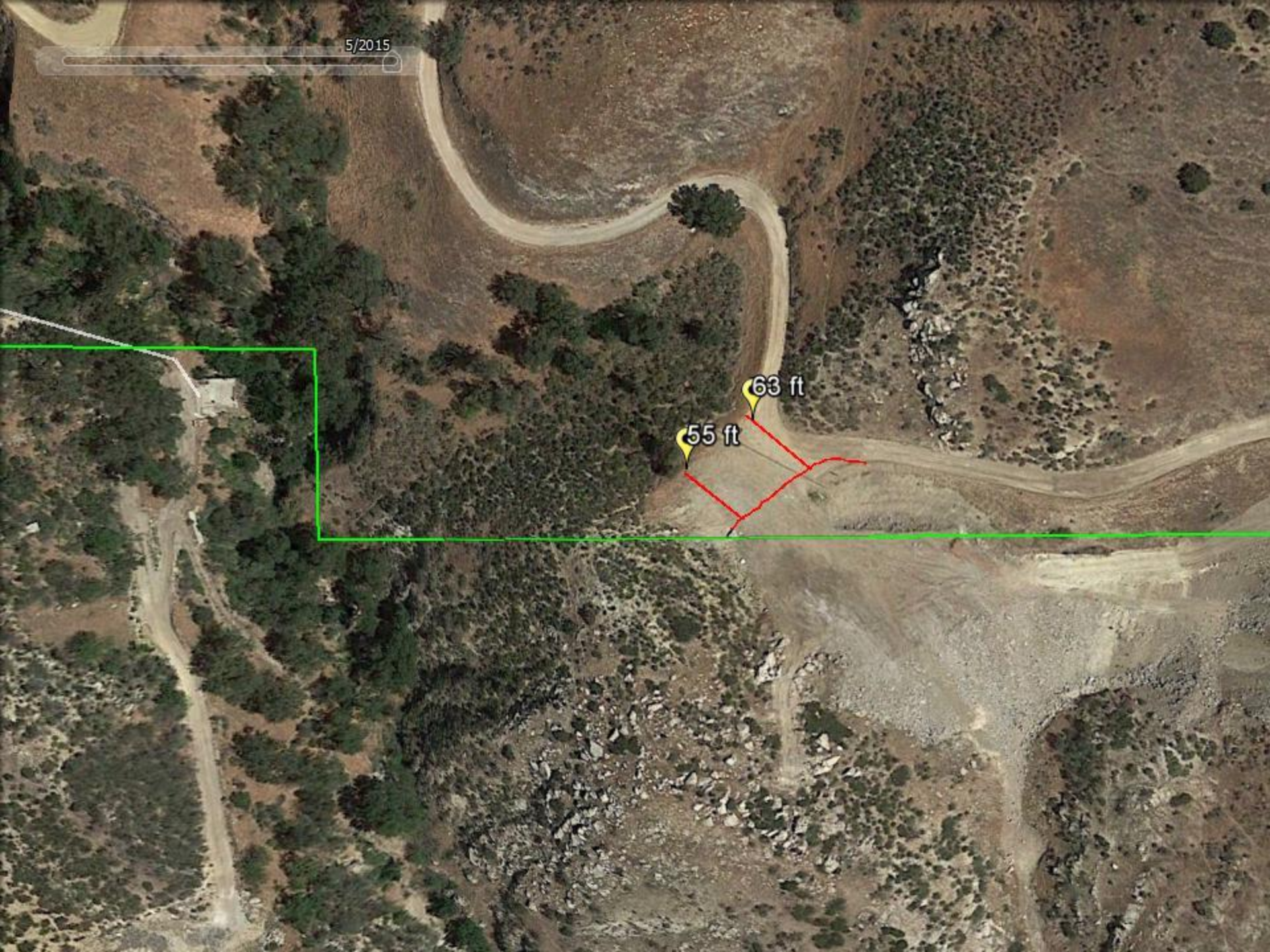


- Pets allowed: leash to sunrise
- No smoking or fires
- No alcoholic beverages
- No littering or dumping
- No unauthorized vehicle use
- No defacing or destroying property
- Dogs must be on leash and cleaned up after
- Possession of firearms, bow and arrow prohibited

Call 818-458-7700 for more information
This area is managed by the Santa Monica Mountains Conservancy
in cooperation with the Santa Monica Mountains National Recreation Area



5/2015





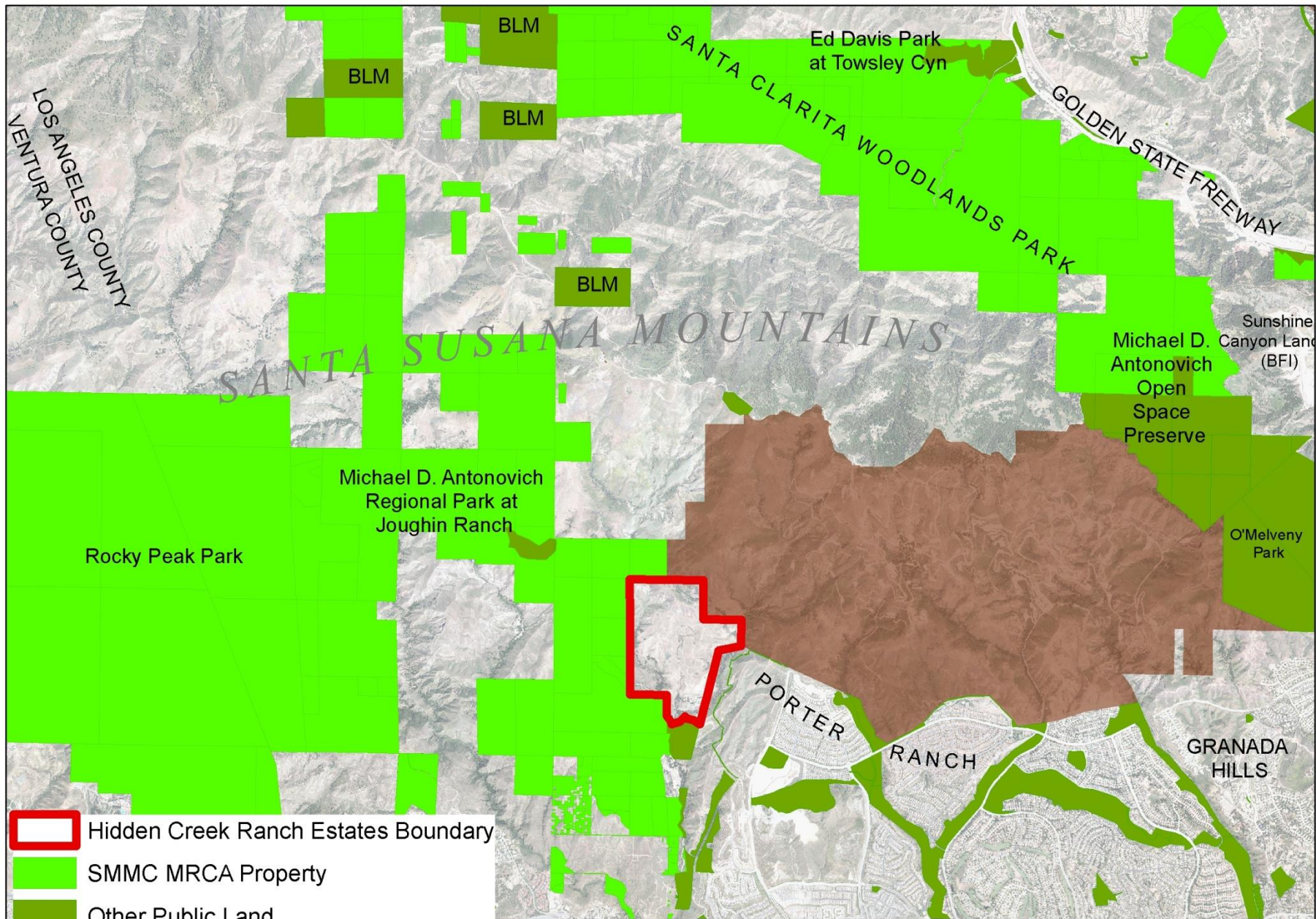




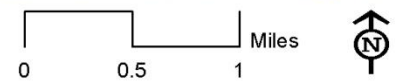


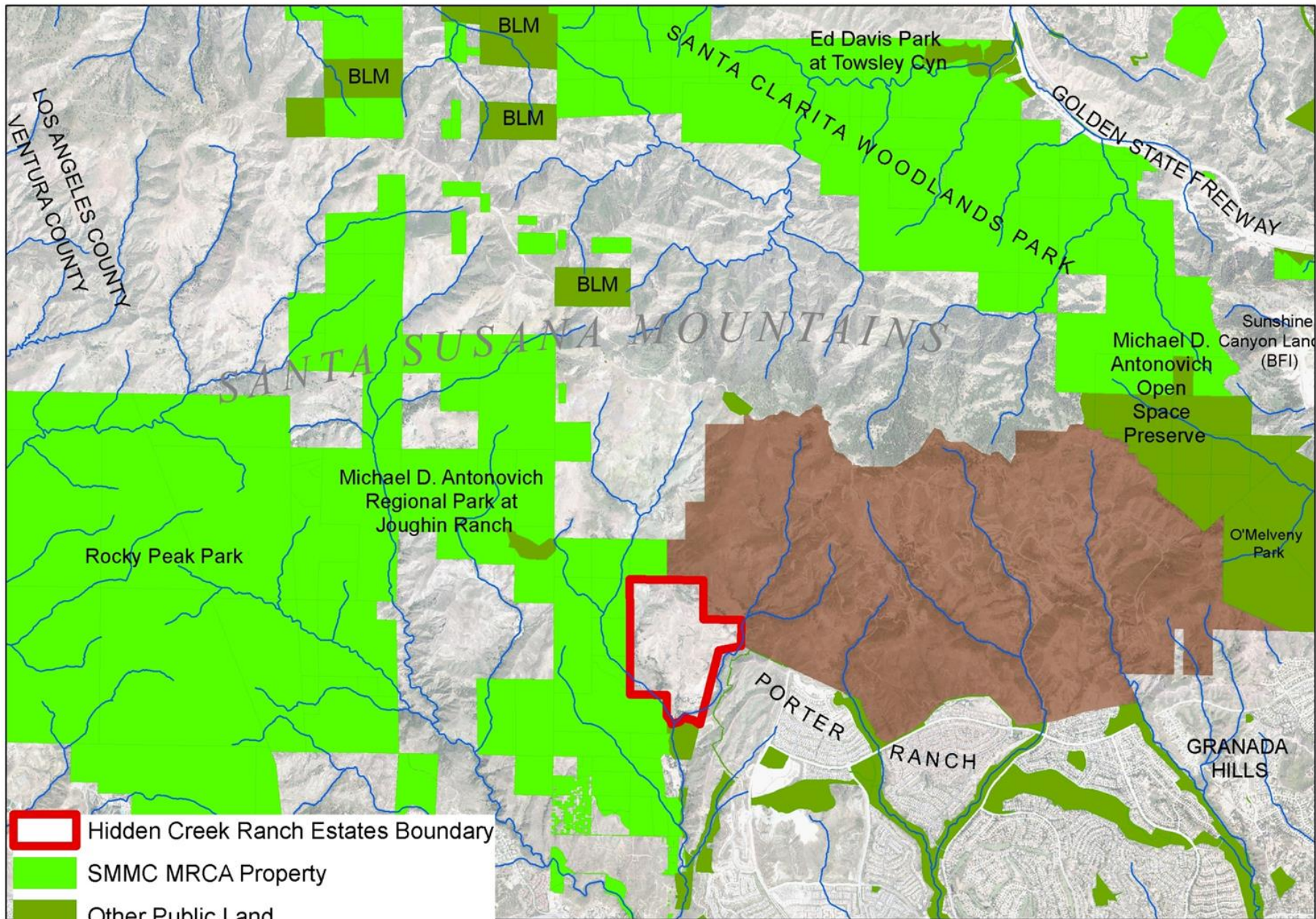




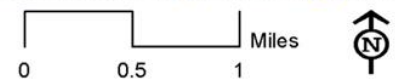


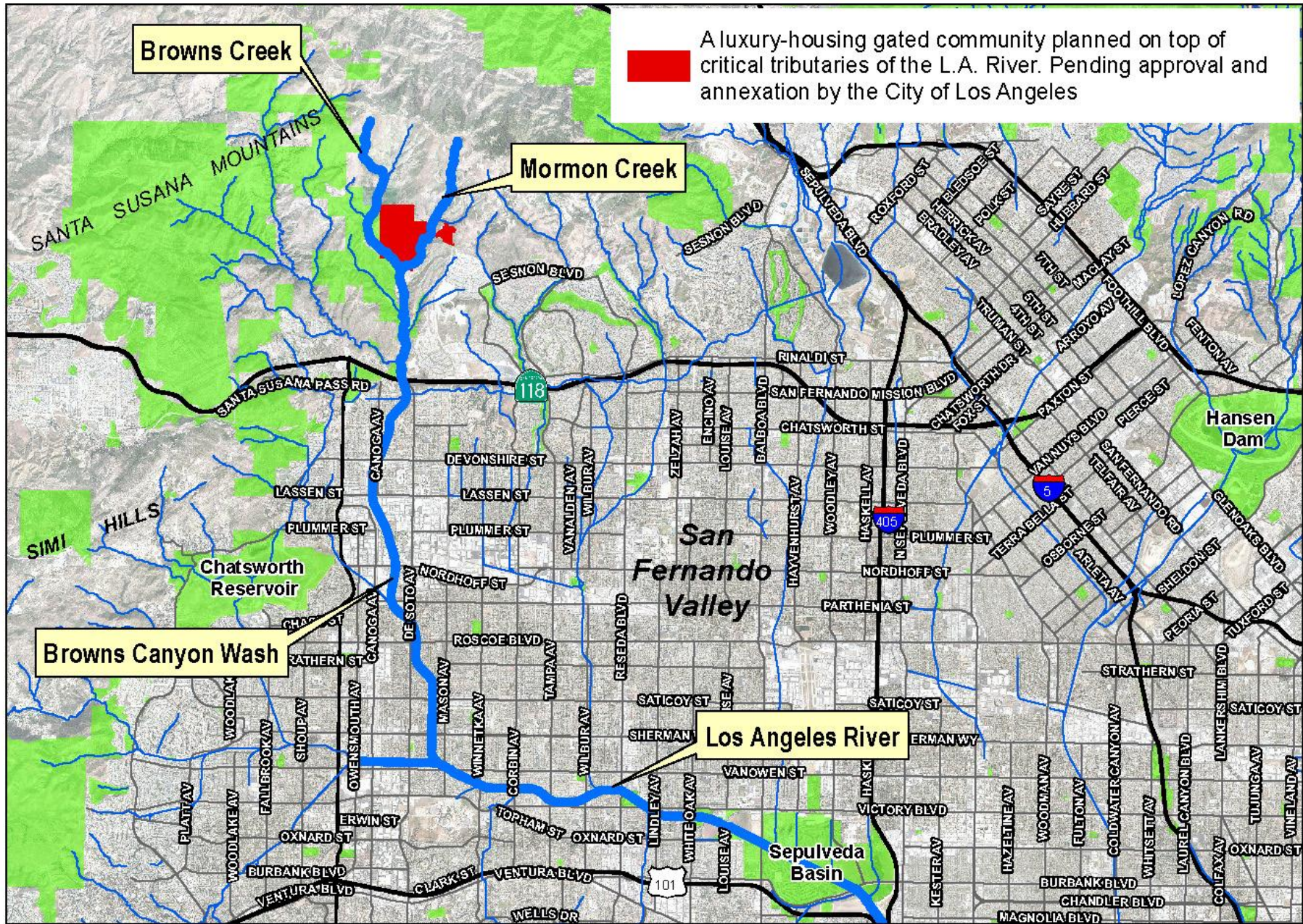
- Hidden Creek Ranch Estates Boundary
- SMMC MRCA Property
- Other Public Land
- Gas/Edison Property





- Hidden Creek Ranch Estates Boundary
- SMMC MRCA Property
- Other Public Land
- Gas/Edison Property

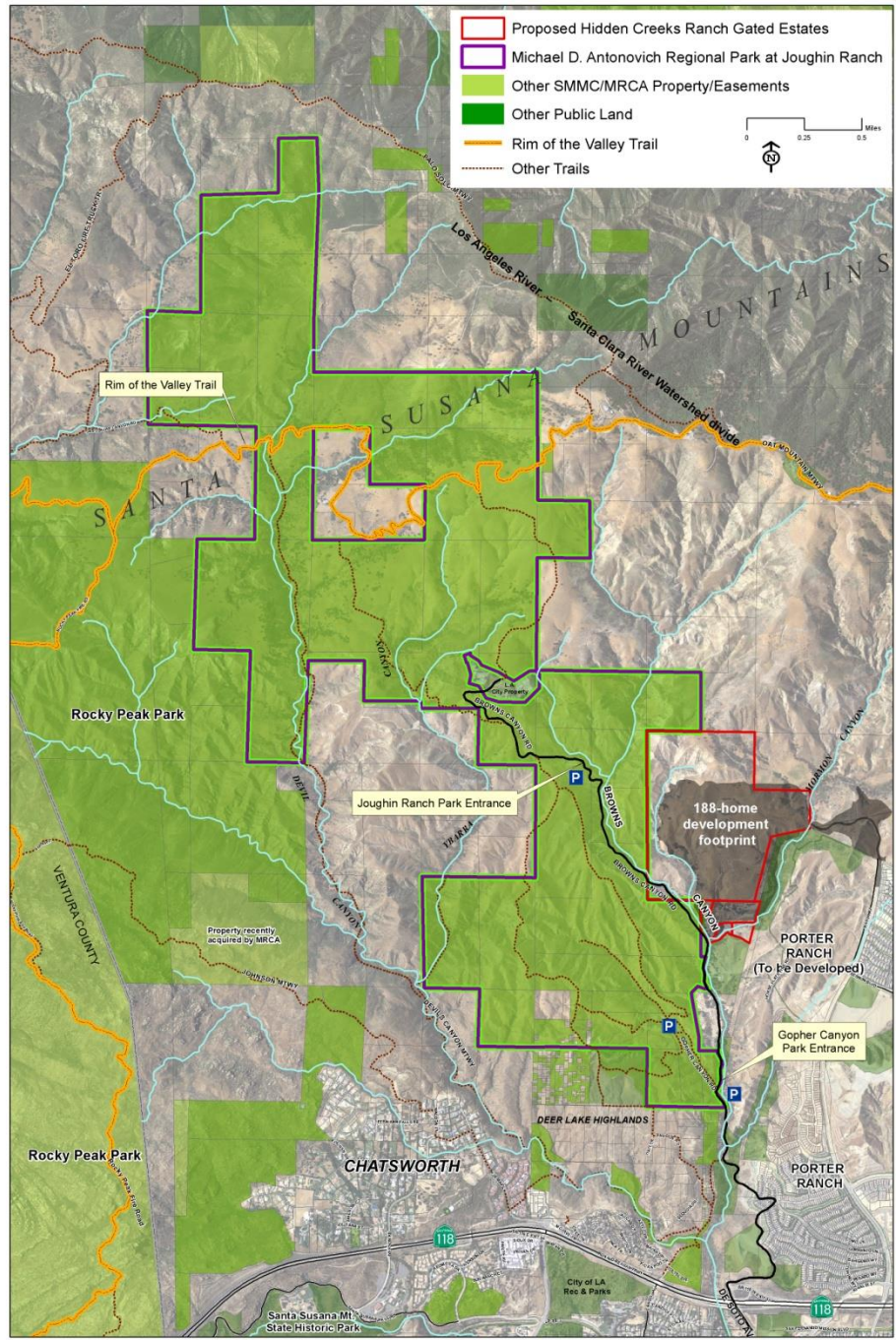




A luxury-housing gated community planned on top of critical tributaries of the L.A. River. Pending approval and annexation by the City of Los Angeles

Hidden Creeks Estates Project
 CPC-2005-6656-AD-GPA-ZC-DA / VTT-68724 / ENV-2005-6657-EIR





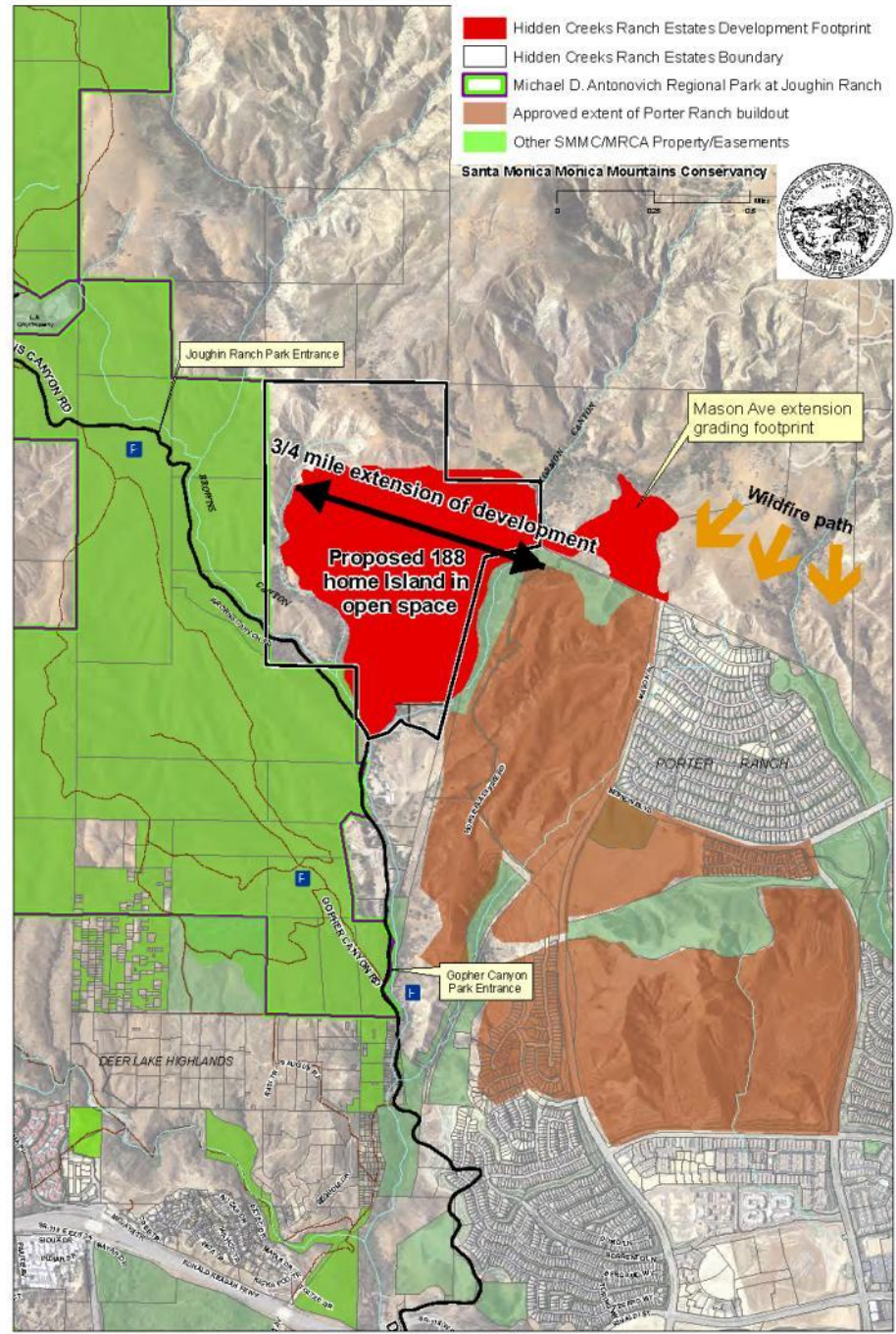






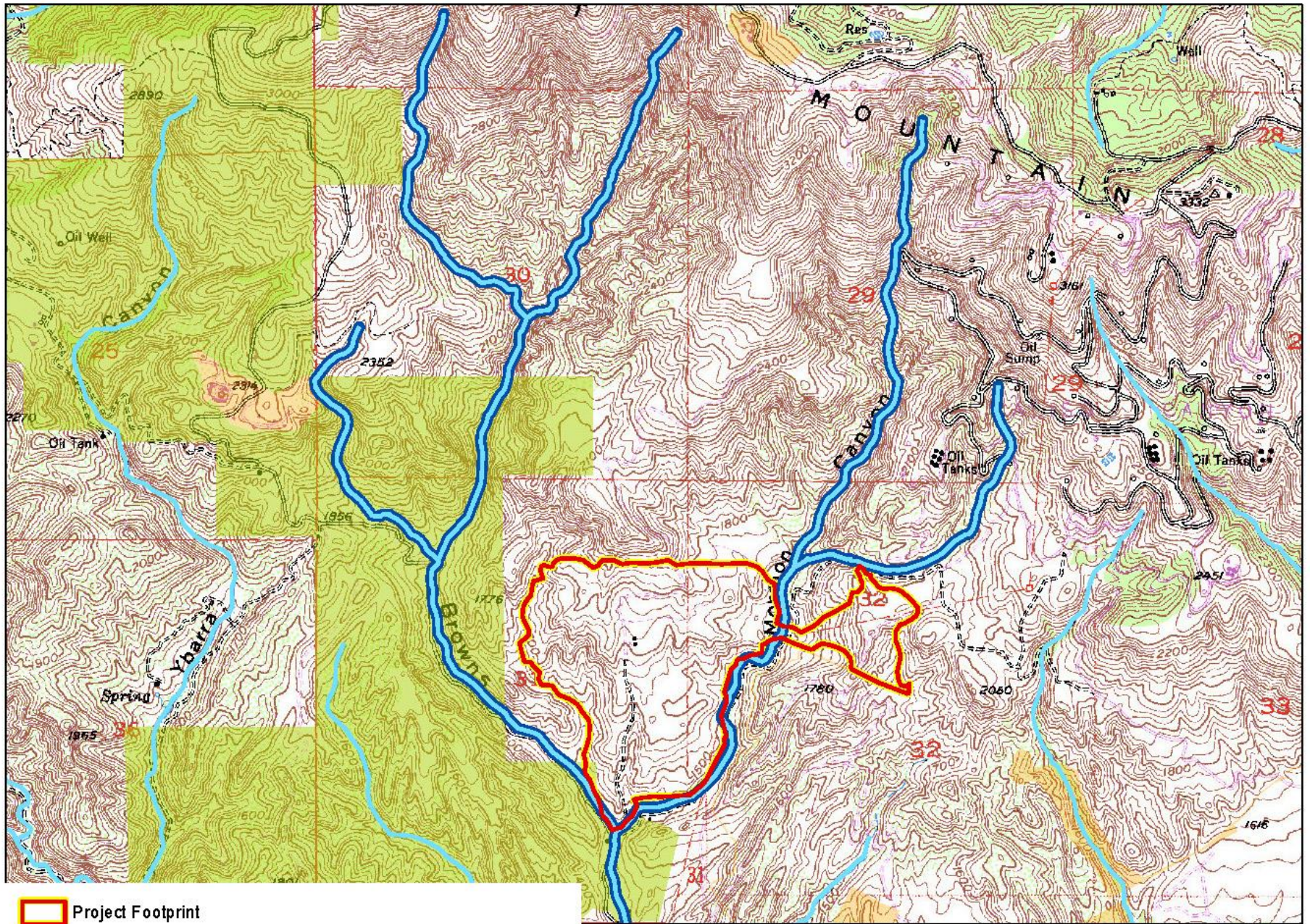




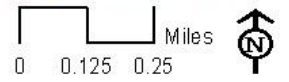


- Hidden Creeks Ranch Estates Development Footprint
- Hidden Creeks Ranch Estates Boundary
- Michael D. Antonovich Regional Park at Joughin Ranch
- Approved extent of Porter Ranch buildout
- Other SMMC/MRCA Property/Easements





- Project Footprint
- Michael D. Antonovich Regional Park at Joughin Ranch (MRCA)
- Other Public Land





© 2015 Google

Image Landsat

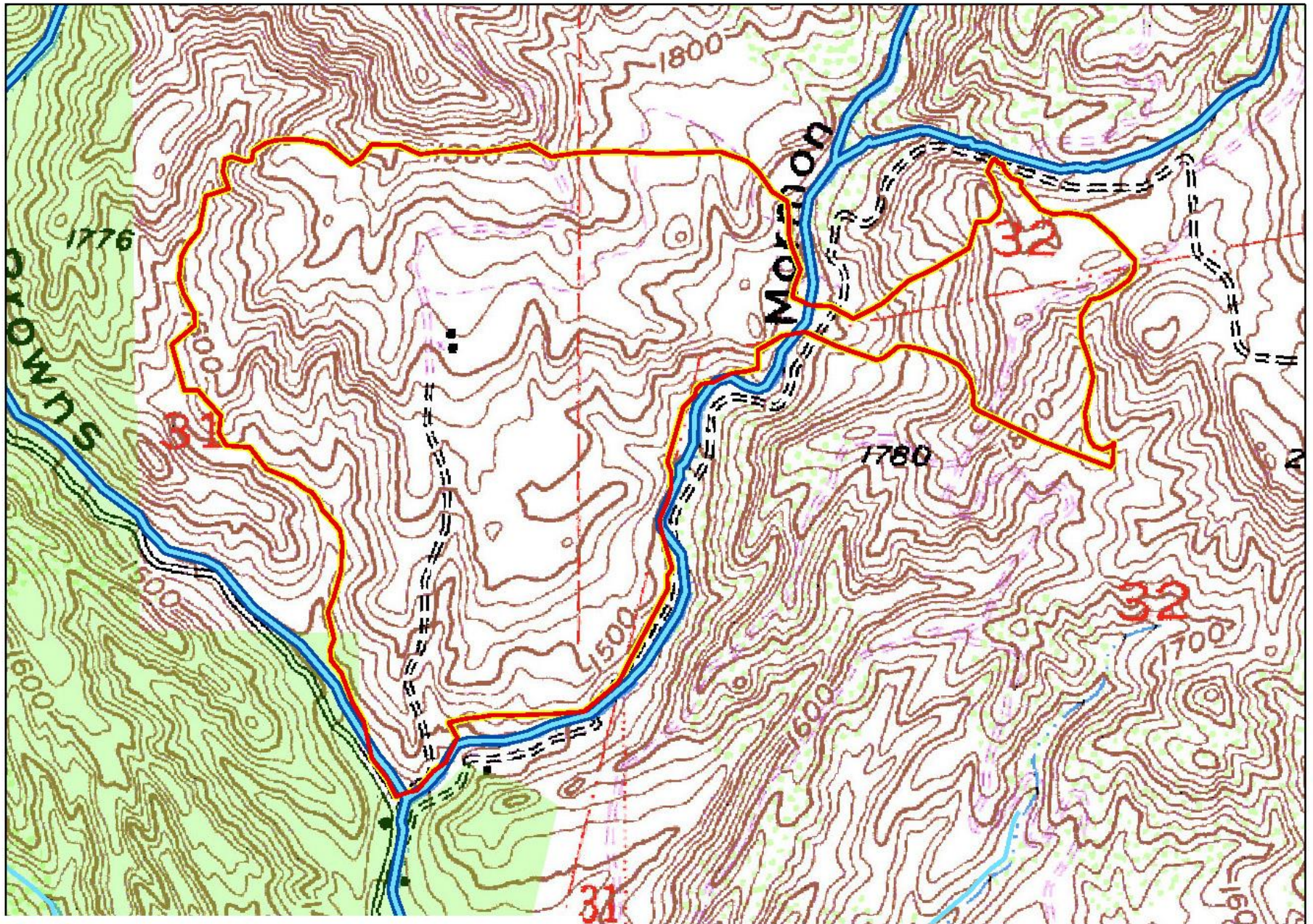
Google earth



Browns Canyon Rd

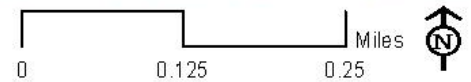
Brow





 Project Footprint

 Michael D. Antonovich Regional Park at Joughin Ranch (MRCA)















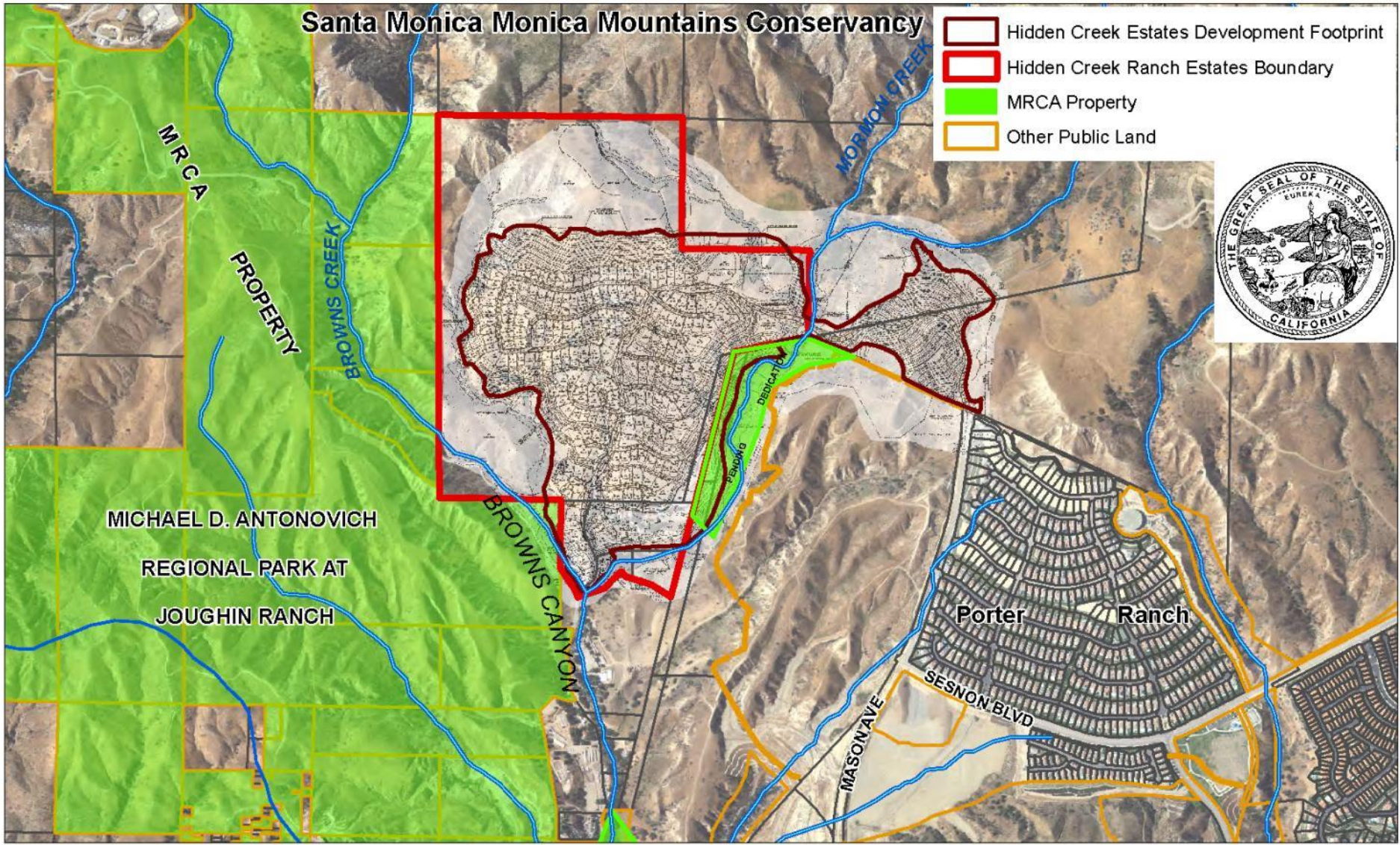






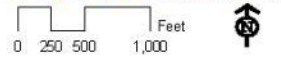
Santa Monica Monica Mountains Conservancy

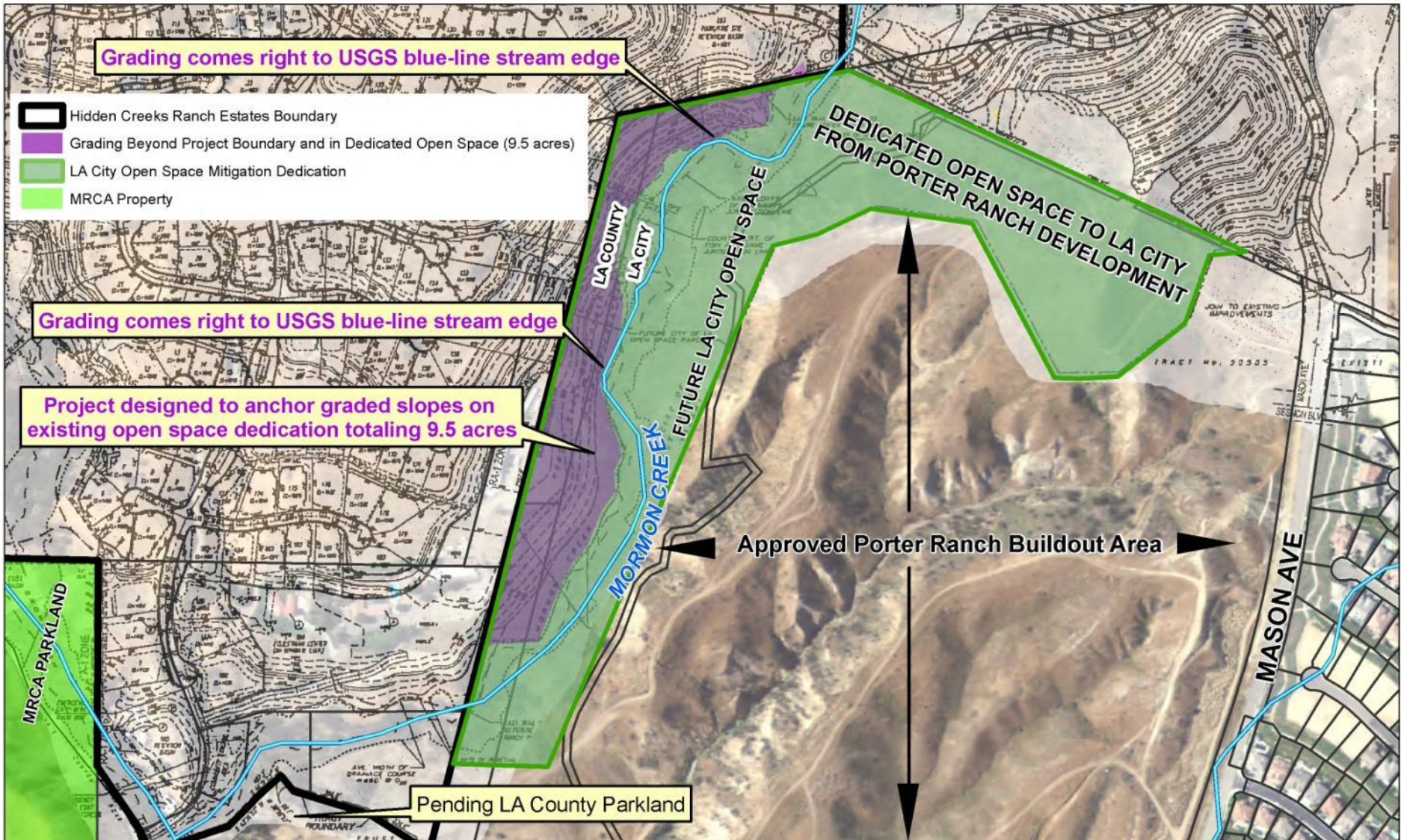
-  Hidden Creek Estates Development Footprint
-  Hidden Creek Ranch Estates Boundary
-  MRCA Property
-  Other Public Land



Revised VTT-68724 overlain on USDA orthophoto
11/4/2013

Hidden Creeks Estates Project
CPC-2005-6656-AD-GPA-ZC-DA / VTT-68724 / ENV-2005-6657-EIR





11/20/2013

Hidden Creeks Estates Project
 CPC-2005-6656-AD-GPA-ZC-DA / VTT-68724 / ENV-2005-6657-EIR





















Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat

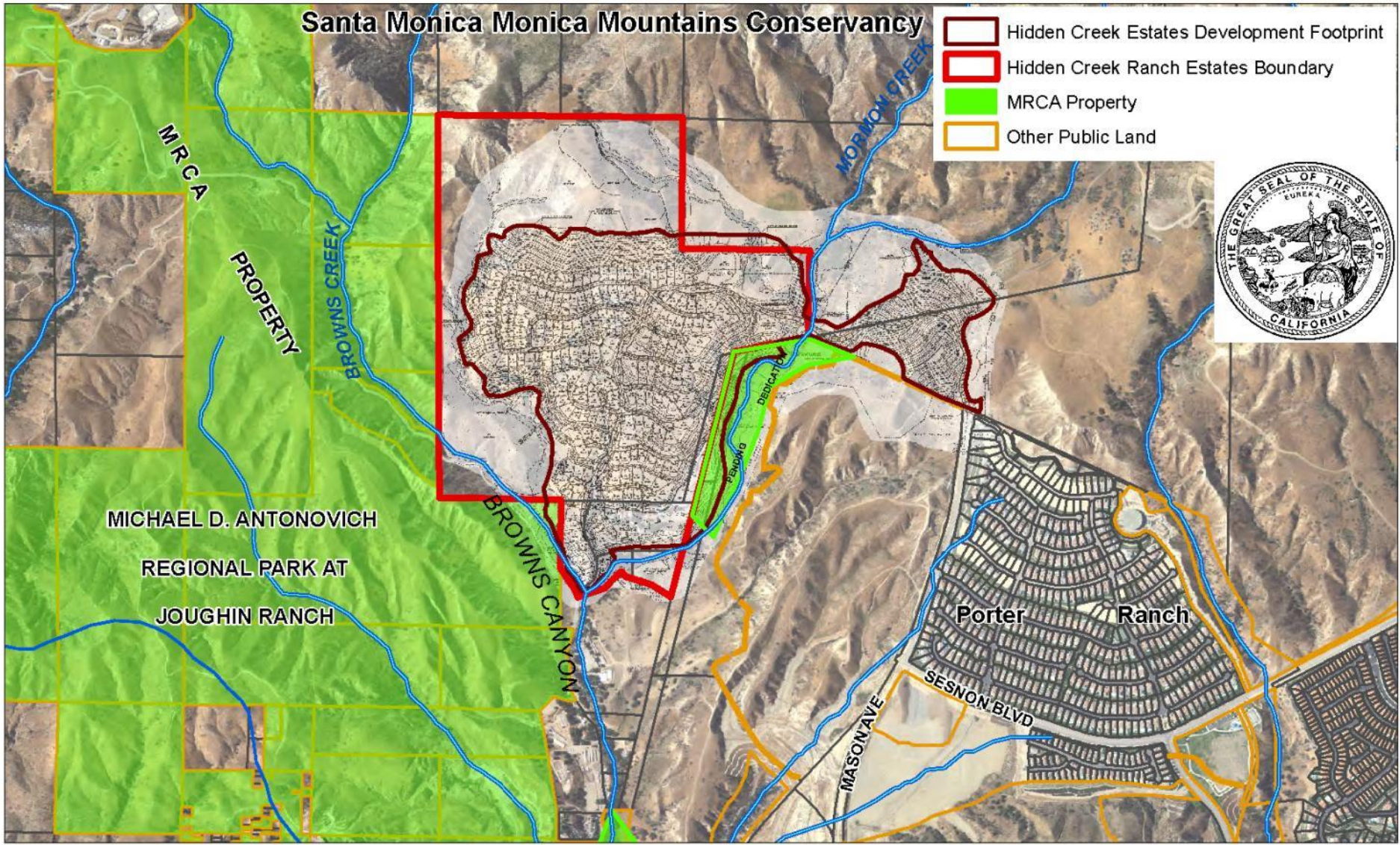
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Google earth



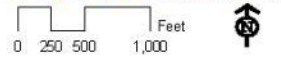
Santa Monica Monica Mountains Conservancy

-  Hidden Creek Estates Development Footprint
-  Hidden Creek Ranch Estates Boundary
-  MRCA Property
-  Other Public Land



Revised VTT-68724 overlain on USDA orthophoto
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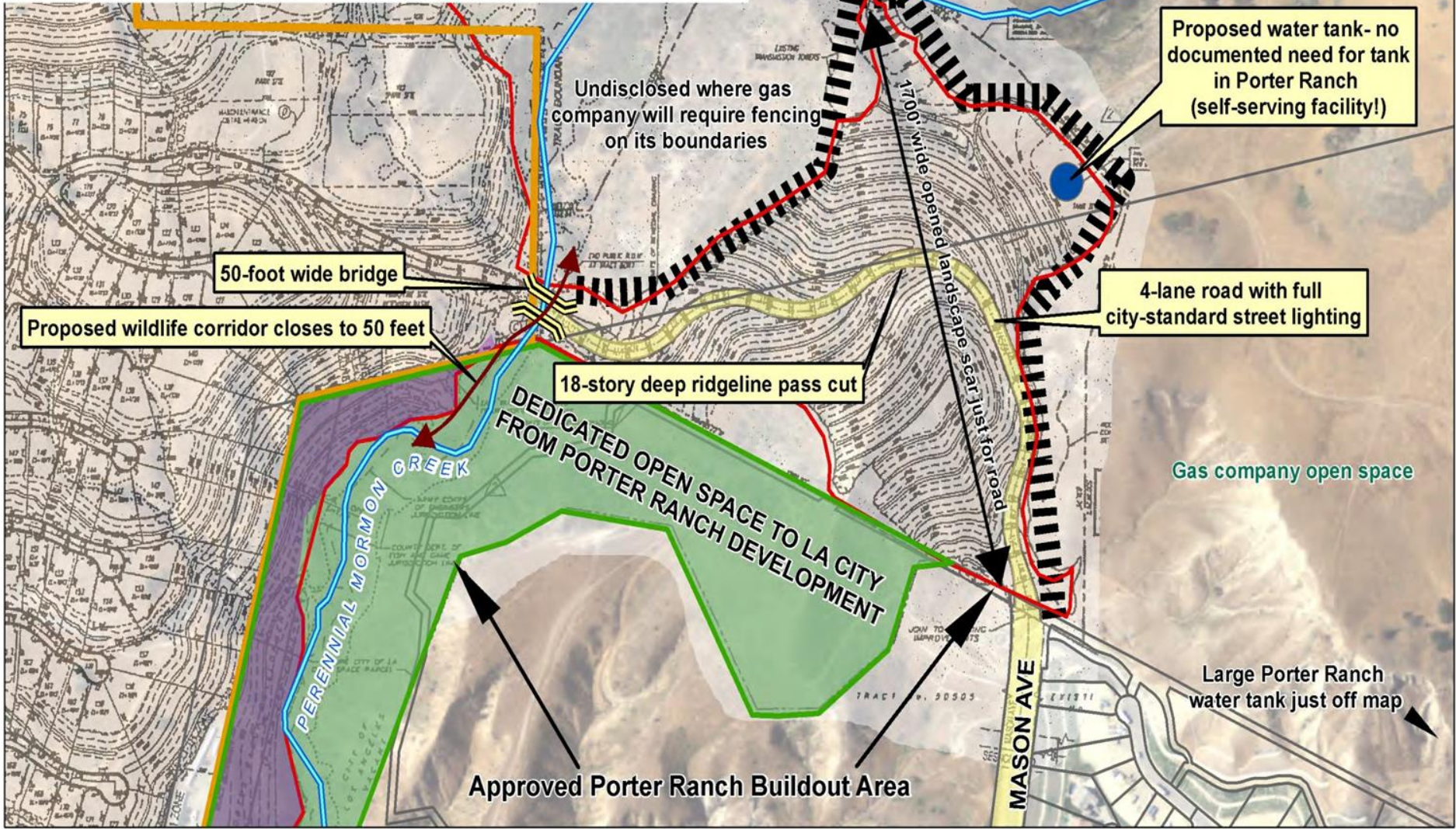
Hidden Creeks Estates Project
CPC-2005-6656-AD-GPA-ZC-DA / VTT-68724 / ENV-2005-6657-EIR







-  Hidden Creeks Ranch Estates Boundary
-  Hidden Creeks Estates Development Footprint
-  LA City Open Space Mitigation Dedication
-  Grading beyond Project Boundary and in Dedicated Open Space (9.7 acres)

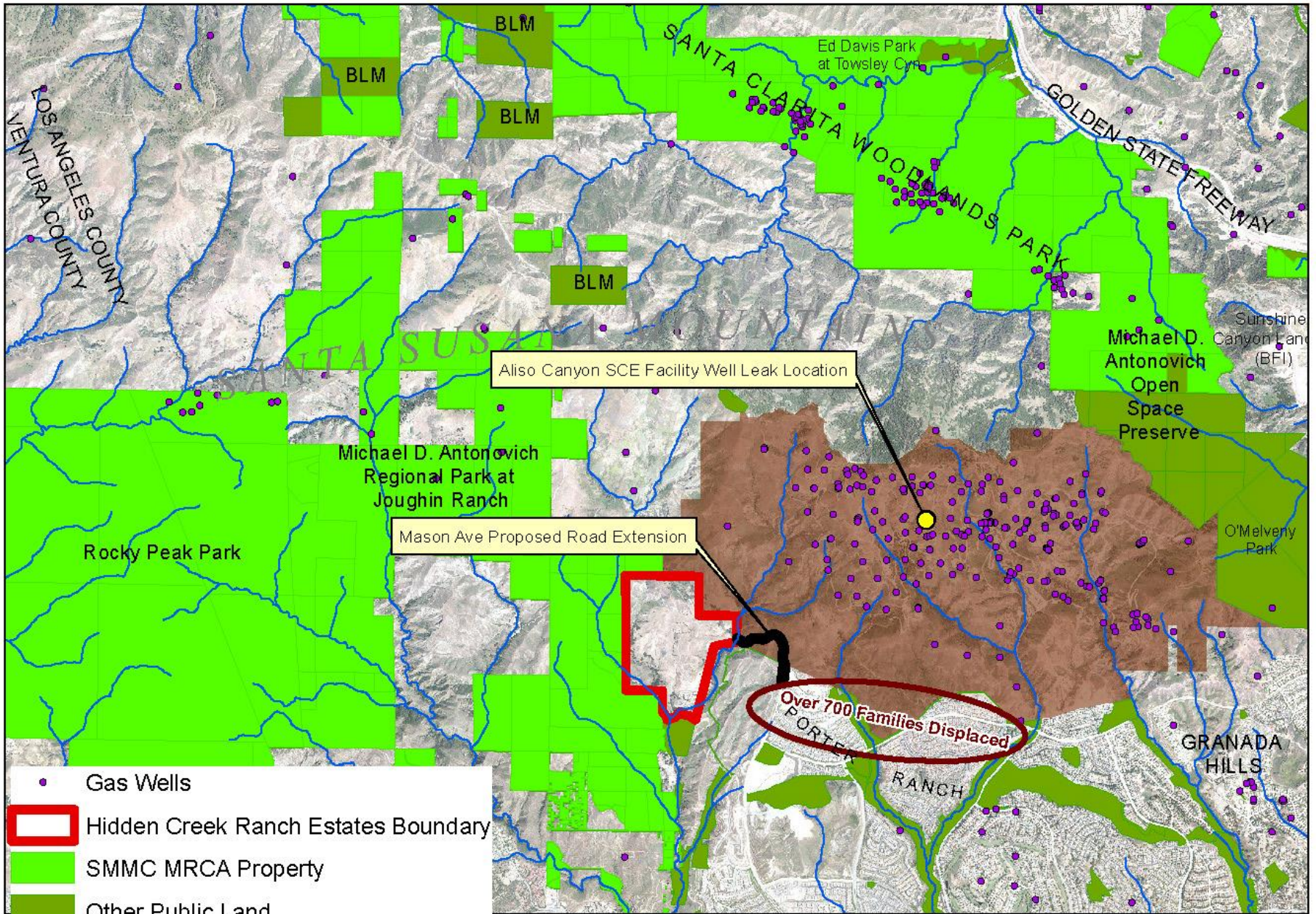




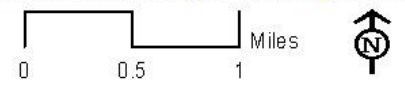




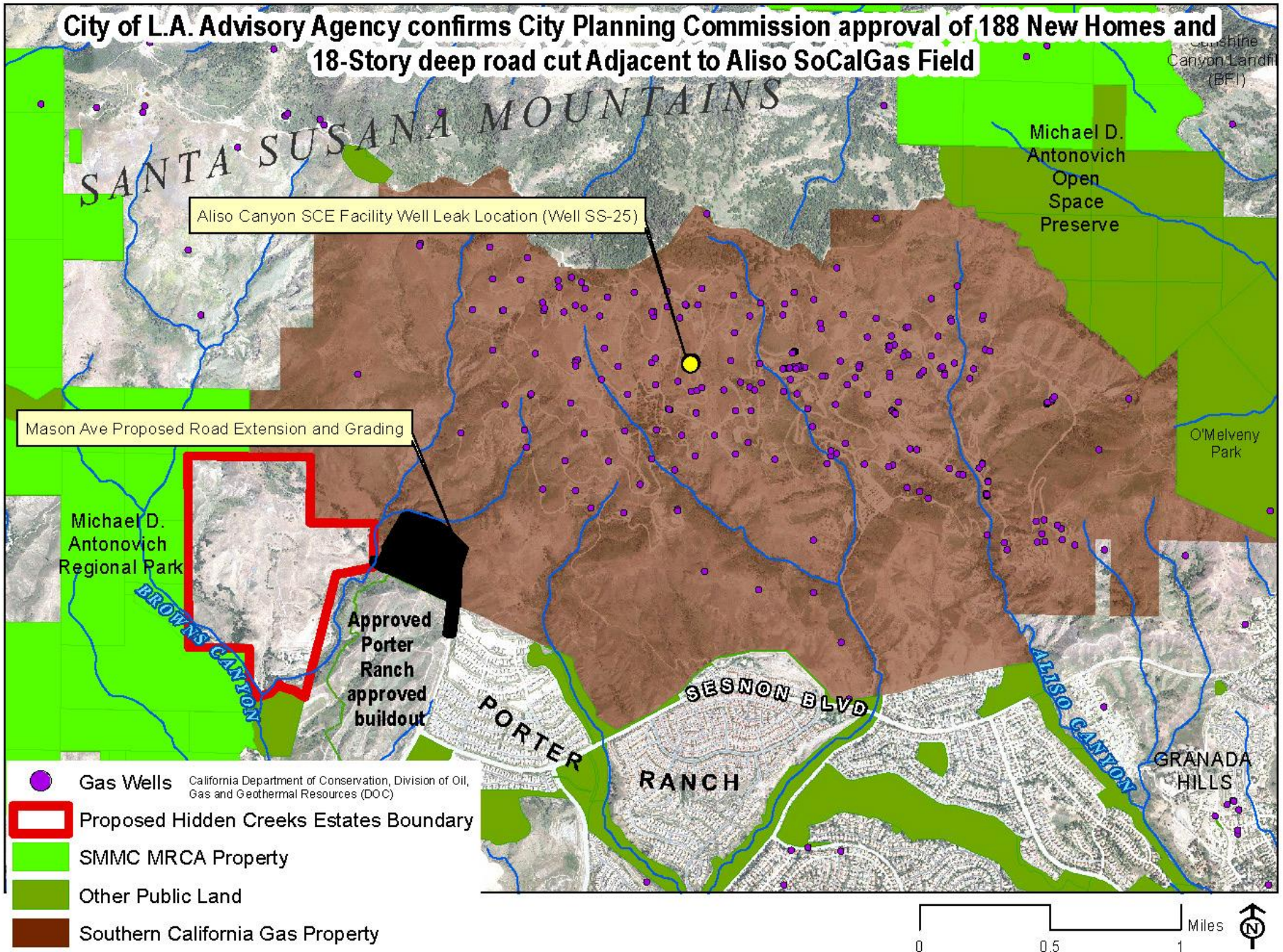




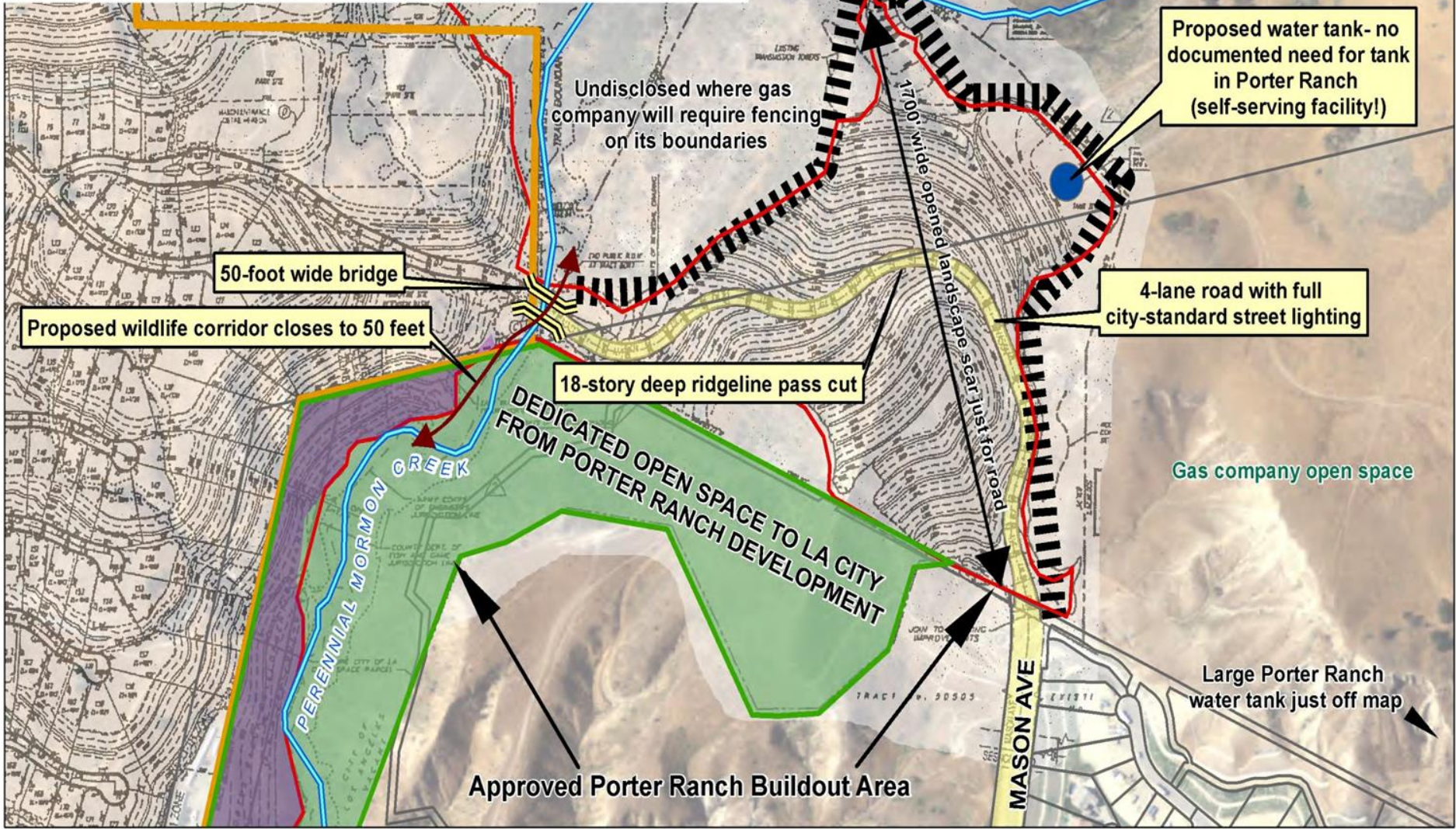
- Gas Wells
- Hidden Creek Ranch Estates Boundary
- SMMC MRCA Property
- Other Public Land
- Gas/Edison Property



City of L.A. Advisory Agency confirms City Planning Commission approval of 188 New Homes and 18-Story deep road cut Adjacent to Aliso SoCalGas Field



-  Hidden Creeks Ranch Estates Boundary
-  Hidden Creeks Estates Development Footprint
-  LA City Open Space Mitigation Dedication
-  Grading beyond Project Boundary and in Dedicated Open Space (9.7 acres)







Board of Supervisors County of Los Angeles

MICHAEL D. ANTONOVICH
SUPERVISOR

December 21, 2015

Mr. Paul Novak
Executive Director
Local Agency Formation Commission
County of Los Angeles
80 South Lake Avenue, Suite 870
Pasadena, CA 91101

Dear Mr. Novak:

The purpose of this letter is to request that the Los Angeles County Local Agency Formation Commission enact a moratorium on annexations of county unincorporated territory to the City of Los Angeles in the Northwest San Fernando Valley around the communities of Porter Ranch and Chatsworth. Specifically, I seek the annexation moratorium on the proposed Hidden Creeks development currently pending City of Los Angeles approval.

On the evening of October 23, the Aliso Canyon Storage Facility for the Southern California Gas Company experienced a catastrophic leak at one of its incursion and extraction wells. It has not been ascertained as to what caused the leak and how the well casing failed. The Aliso Canyon Facility sits on approximately 3,200 acres on unincorporated territory, has 115 wells, and immediately abuts against the community of Porter Ranch. The proposed Hidden Creek project will add more residential units in close proximity to the facility.

Until a thorough investigation can take place as to what caused the leak and what safeguards will be put into place to prevent a failure of this magnitude again, it is not appropriate to annex any further county territory to the City of Los Angeles for residential

THE LAW OFFICE OF
WAYNE AVRASHOW

16135 VENTURA BOULEVARD
PENTHOUSE SUITE A
ENCINO, CALIFORNIA 91436-2447
TEL (818) 995-1100 • FAX (818) 995-4801
E-MAIL: walaw@sbcglobal.net
www.walawpro.com

January 8, 2016

Los Angeles City Planning Commission
Attn: Mr. James Williams
200 North Spring, Room 272
Los Angeles, CA 90012

Re: Vested Tract Map No. 68724/CPC 2005-6656/ENV-2005-6657-EIR

Honorable Commissioners:

This office represents Forestar (USA) Real Estate Group Inc., the applicant on the above filing and owner of the property commonly referred to as Hidden Creeks Estates.

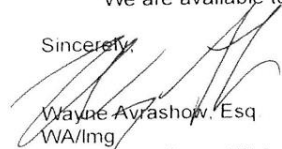
On June 17, 2015 the Advisory Agency held a public hearing on the EIR, tentative tract map and Conditional Use Permit for the equestrian facilities. A December 11, 2015 Letter of Determination certified the EIR and approved the tract map; a Zoning Administrator approved the CUP on the same date. Appeals were filed on these approvals which will necessitate an appeal hearing before the City Planning Commission.

The City Boundary Adjustment Review Board and CPC both voted unanimously to recommend various entitlement approvals to the City Council, as did the Advisory Agency and Zoning Administrator. Forestar's preeminent concern is the health and safety of future residents at Hidden Creeks Estates. Due to the current gas leak at the Southern California Gas Company facility at Aliso Canyon, Forestar believes it is prudent to continue this matter until additional information is available regarding the leak.

This letter respectfully requests the Commission to delay, or continue the appeal hearing to a date to be determined, as authorized in LAMC §17.06 A.5.

We are available to answer any questions. We await confirmation of our request.

Sincerely,



Wayne Avrashow, Esq

WA/lmg

cc: Councilman Mitchell Englander Attn: Ms. Hannah Lee, Mr. Michael Lo Grande, Ms. Lisa Webber, Mr. Robert Duenas, Mr. Marc Woerschling, Client

- 2008 - Draft EIR published.**
- 2011 - Final EIR published.**
- Nov. 20, 2013 - City Planning Commission - Project Approved by CPC. (EIR not yet certified.)**
- June 16, 2015 – Deputy Advisory Agency – EIR and Tract Map (VTT).**
- 10 days after DAA Decision – appeals period=> back to City Planning Commission**
- January or February 2016? - CPC Appeals Hearing (Now Suspended)**
- Then – PLUM Committee (City Council’s Planning Land Use Management Committee)**
- Then – full City Council (for approval of Project Development Agreement and annexation)**
- 30 days after City Council Approval – time limit for Filing EIR Lawsuit Under CEQA (California Environmental Quality Act)**

6. Recommendation as submitted by Supervisors Antonovich and Kuehl: Direct the Chief Executive Officer's Real Estate Division and the Acting Director of Parks and Recreation to begin a dialogue with the Santa Monica Mountains Conservancy on how the property for the Hidden Creeks project, a proposed residential development in the Porter Ranch area of the San Fernando Valley, can be purchased and converted as a permanent open space and recreational activities; and request the Southern California Gas Company to fully reimburse the Los Angeles Unified School District for all costs associated with the relocation of students impacted by the Aliso Canyon Gas Leak. (16-0390)

Attachments: [Motion by Supervisors Antonovich and Kuehl](#)









November 7, 2013

To: Los Angeles City Council
Citywide Planning Commission
Director of Planning

**Scientific Community Opposition to Hidden Creeks Estates Project
CPC-2005-6656-AD-GPA-ZC-CU-DA-ZAD, Santa Susana Mountains SEA**

Honorable Councilmembers:

We, the undersigned members of California's scientific community, express complete opposition to the proposed Hidden Creeks Estates Project that would extend suburban development over three-quarters of a mile deeper into the core habitat of the Santa Susana Mountains. This letter has been updated from our original July 31, 2013 letter to reflect the recent additional signers.

No substantive subdivision, or suburban neighborhood development, on the subject 285-acre hillside property is possible without unavoidable, regionally significant, adverse biological impacts. The Browns and Mormon Canyon watersheds, in which this project is proposed, contain high quality riparian and upland habitats that are integral to the Santa Susana Mountains core wildlife habitat.

The subject property abuts the 2,326-acre Michael D. Antonovich Regional Park at Joughin Ranch, a premiere natural area of the Los Angeles River watershed. This proposed three-quarter mile deep encroachment into the core of the Santa Susana Mountains ecosystem would compound the unprecedented 4,000 acres of mass grading and stacked tiers of tract homes along the northern edge of San Fernando Valley caused by the still occurring development of Porter Ranch that started in the early 1980s. Seven million cubic yards of new grading, and over 180 new homes in any urban-adjacent-wilderness area unequivocally requires that the City of Los Angeles issue a Statement of Overriding Considerations if such significant biological impacts are not avoided.

The applicant's Environmental Impact Report claims that a few mitigation measures, such as providing new athletic facilities, can offset this loss of over 150 acres of core wildlife habitat. We urge the City to not certify the flawed Final Environmental Impact Report and to emphatically deny any project on this site that includes more than the 33 homes currently allowed under the Los Angeles County General Plan. There is no public policy justification to upzone land for a project that will result in regionally significant biological impacts to one of the City's most important and accessible natural areas.

Thank you for your time and consideration. Our affiliations are listed for identification purposes only and should not be interpreted to represent an official stance of our employers.

Sincerely,

Robert E. Espinoza, Ph.D.
Professor of Biology and Associate Dean
California State University, Northridge

Kimball Garrett
Ornithology Collections Manager
Natural History Museum of Los Angeles County

Thomas Gillespie, Ph.D.
Professor of Geography
UCLA

David A. Gray, Ph.D.
Professor of Biology
California State University, Northridge

Travis Longcore, Ph.D.
Associate Adjunct Professor, Institute of the Environment and Sustainability
UCLA

Phil Rundel, Ph.D.
Distinguished Professor of Ecology and Evolutionary Biology
UCLA

Walter Sakai
Professor of Biology
Santa Monica College

Paula Schiffman, Ph.D.
Professor of Biology
California State University, Northridge

H. Bradley Shaffer, Ph.D.
Distinguished Professor of Ecology and Evolutionary Biology
Director, La Kretz Center for California Conservation Science
UCLA

Jeanne Robertson, Ph.D.
Assistant Professor, Biology
California State University, Northridge

Patricia Adair Gowaty, Ph.D.
Distinguished Professor of Ecology and Evolutionary Biology
UCLA

Stephen P. Hubbell, Ph.D.
Distinguished Professor of Ecology and Evolutionary Biology
UCLA

Jeffrey W. White, Ph.D.
Professor of Biology
Humboldt State University

Martina Giselle Ramirez, Ph.D.
Professor of Biology
Loyola Marymount University

Donald A. Rodriguez, Ph.D.
Professor and Chair
Environmental Science and Resource Management Program
California State University Channel Islands

Elise Ferree, Ph.D.
Professorial Lecturer
Claremont McKenna, Scripps and Pitzer Colleges

Christina von der Ohe, Ph.D.
Professor of Life Sciences
Santa Monica College