

HIDDEN CREEKS ESTATES

Plan for Municipal Services Annexation to the City of Los Angeles

Prepared For:
City Administrative Officer
City of Los Angeles
200 N. Main St. Suite 1500
Los Angeles, California 90012-4137



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December 2011

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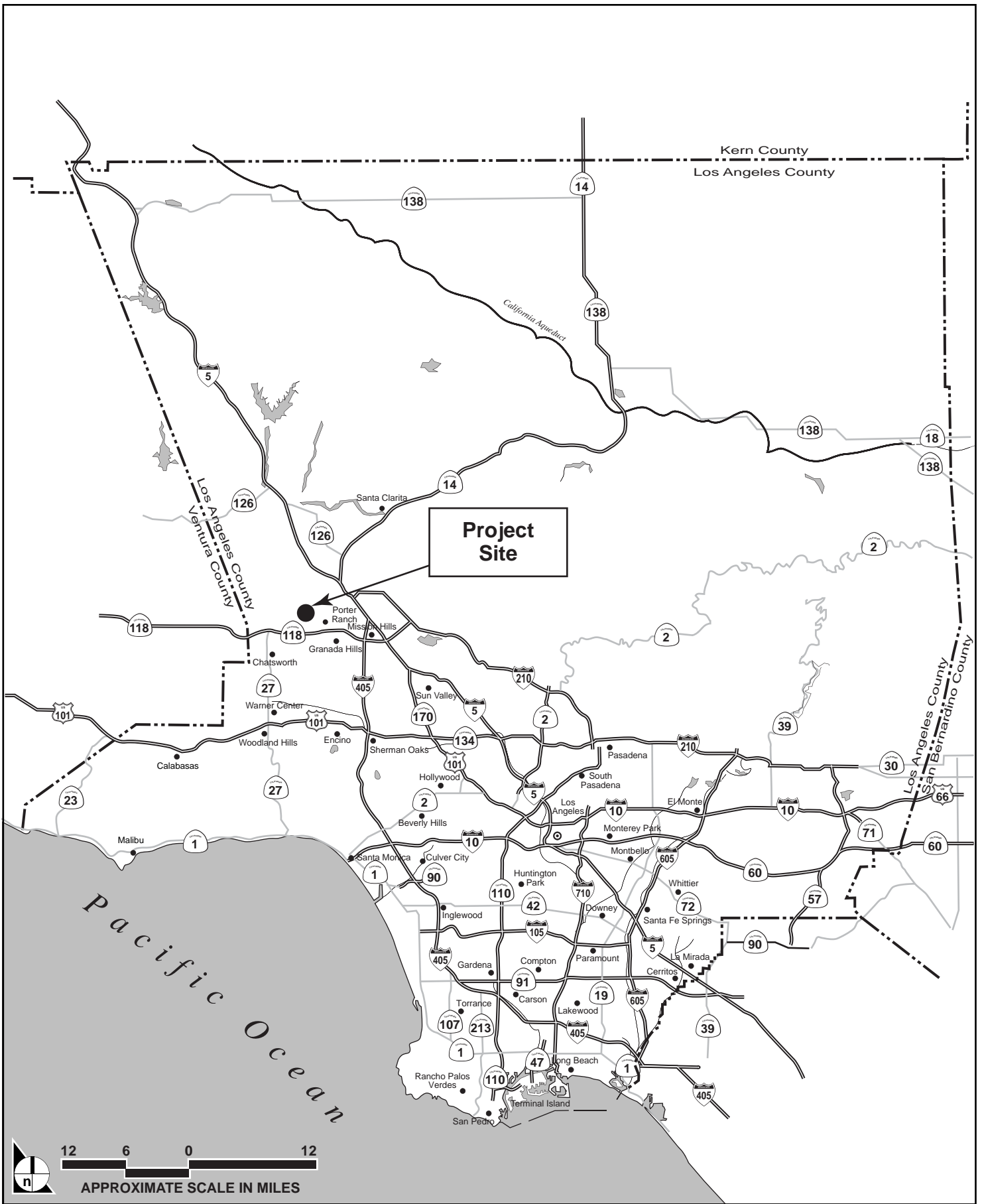
1.0 INTRODUCTION

This study provides the plan to provide municipal services to the Hidden Creeks Estates project, proposed for annexation to the City of Los Angeles. **Figure 1, Regional Context Map**, shows the location of the Hidden Creeks Estates project site in Los Angeles County. As shown, Hidden Creeks Estates is located in the northwestern portion of the San Fernando Valley, and immediately northwest of the existing Porter Ranch community within the City of Los Angeles. **Figure 2, Project Location Map**, shows the location and boundary of the 285-acre Hidden Creeks Estates annexation area in relation to Porter Ranch and the current City limits of the City of Los Angeles.

This plan has been prepared pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000. Section 56653 of the California Government Code prescribes the required elements of the plan for providing municipal services.

The required five elements include (1) an enumeration and description of the services to be extended to the affected territory; (2) the level and range of those services; (3) an indication of when those services can feasibly be extended to the affected territory; (4) an indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory of the change or organization is completed; and (5) information with respect to how those services will be financed. This document evaluates the following municipal services:

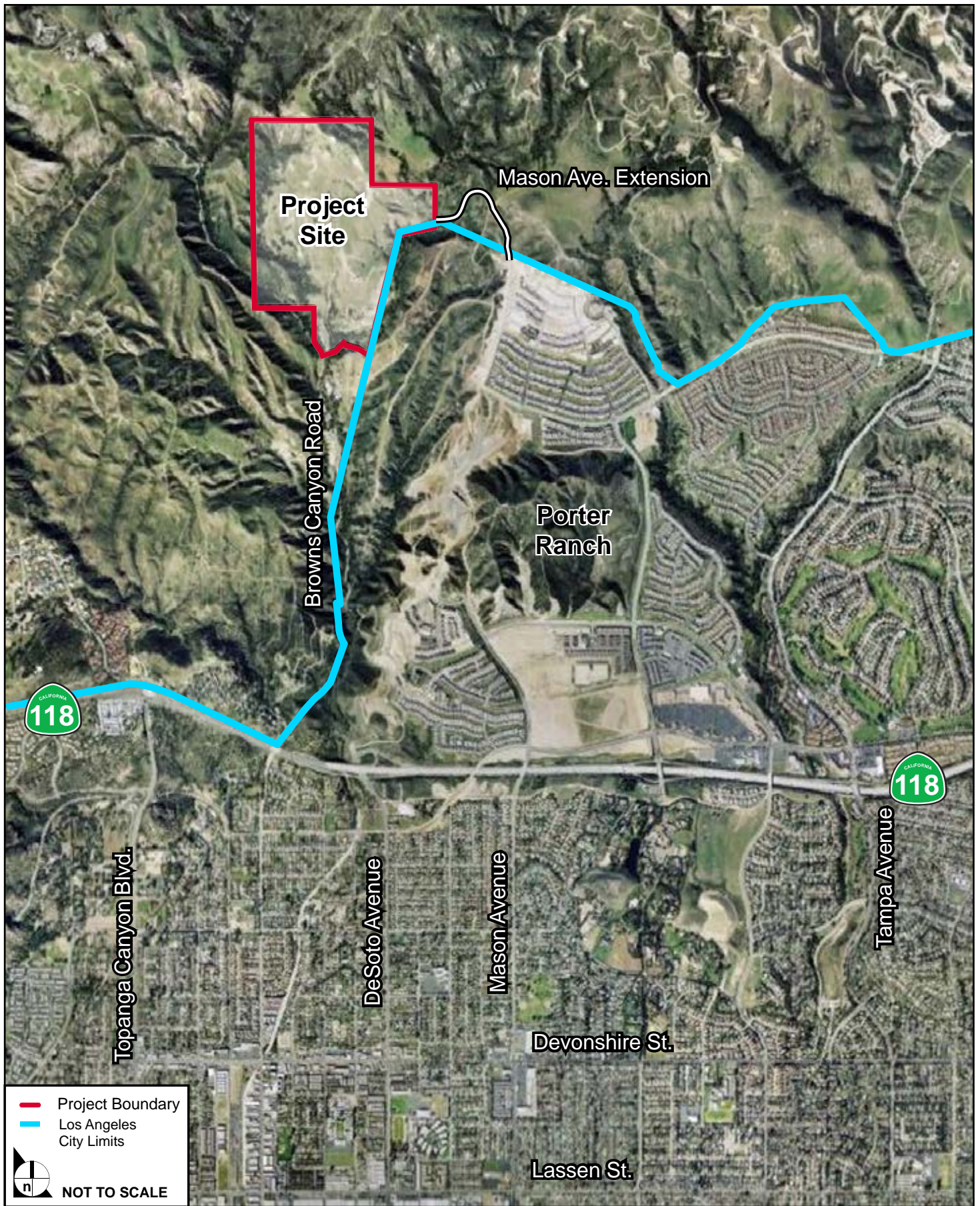
- Fire and Emergency Services
- Flood Control Services
- Library Services
- Parks and Recreational Services
- Police Services
- Road Maintenance Services
- Solid Waste Services
- Street Lighting Services
- Water Services
- Wastewater Services



SOURCE: Impact Sciences, Inc. – December 2011

FIGURE 1

Regional Context Map



SOURCE: Impact Sciences, Inc. – December 2011

FIGURE 2

Project Location Map

2.0 PROPOSED ANNEXATION

The Hidden Creeks Estates project site is located in an unincorporated portion of Los Angeles County, but within the Sphere of Influence of the City of Los Angeles, as approved by the County of Los Angeles Local Agency Formation Commission (LAFCO). Implementation of the proposed project requires approval of the annexation of the property into the City of Los Angeles. Upon annexation, the site would be located within the City's Chatsworth-Porter Ranch Community Plan Area.

The City's intent to annex the Hidden Creeks site and the surrounding area as needed to control development was identified in the Chatsworth-Porter Ranch Community Plan, updated in September 1993. The Chatsworth-Porter Ranch Community Plan is one of the 35 community plans that make up the land use element of the City of Los Angeles General Plan. Specifically, the Community Plan states the following in the policy section:

The Chatsworth-Porter Ranch Community is contiguous to unincorporated Los Angeles County lands to its north and west, most of which remain vacant. It is imperative that the development of these lands be compatible with that of Chatsworth-Porter Ranch, as proposed in this Plan, particularly with respect to land uses, circulation and open space, and their impact on drainage and sewerage. To help ensure compatible development of these lands, the County area north of the Simi Freeway to the Oat Mountain ridge line should be considered for annexation.¹

The program section of the Community Plan further states:

Santa Susana Annexation. *The City of Los Angeles is concerned about the future development which may occur in the 12,800-acre area adjacent to the City of Los Angeles, north of the communities of Chatsworth, Porter Ranch and Granada Hills, in the Santa Susana Mountains currently in the unincorporated area of the County of Los Angeles. There is a need to protect and preserve the unique scenic quality, wildlife and vegetation of this steep mountainous area. There is also a need to limit any future development in this area to uses and densities which are compatible with its unique natural characteristics. The orientation of drainage and the relationship of almost every other effect of this area is directed toward the City of Los Angeles. The public necessity, convenience, general welfare and good zoning practice would be well served by the annexation of this area.*

The Chief Legislative Analyst, City Administrative Officer and the City Planning Department are proceeding with the preparation of the necessary studies and recommendations for the City Council to annex this area.²

Figure 3, Chatsworth-Porter Ranch Community Plan Land Use Map, shows the land use designations for the community plan area and the location of the Hidden Creeks Estates Annexation Area. The

¹ City of Los Angeles, Chatsworth-Porter Ranch Community Plan, September 4, 1993, Page 3.

² City of Los Angeles, Chatsworth-Porter Ranch Community Plan, September 4, 1993, Page 16

proposed land use designations for the annexation area are shown in **Figure 4, City of Los Angeles General Plan Land Use Designations**. As shown in this figure the proposed land use designations are:

- Minimum Density (approximately 118 acres would be maintained as undeveloped open space)
- Very Low Density I (approximately 35 acres would be developed with 25 equestrian lots and an equestrian facility)
- Very Low Density II (approximately 114 acres would be subdivided for 163 residential lots)
- Open Space (approximately 18 acres would be a public park and approximately 7.0 acres would remain as open space on slopes adjacent to the park)

The corresponding zoning designations, shown in **Figure 5, City of Los Angeles Zoning**, would be:

- A-1, Agricultural Zone (approximately 118 acres would be maintained as undeveloped open space)
- RA-1, Suburban Zone (approximately 35 acres would be developed with 25 equestrian lots developed in accordance with applicable standards for equestrian lots, which may include the application of the City's K Overlay for equestrian lots at the time, and an equestrian facility)
- RE 11-1H, Residential Estate Zone, with an average lot area of 11,000 square feet (163 residential lots on approximately 114 acres)
- OS, Open Space Zone, (approximately 15.5 acres for recreation and park uses)

To facilitate annexation of this area, the Local Agency Formation Commission of the County of Los Angeles (LAFCO) amended the Sphere of Influence for the City of Los Angeles in April 1983 to include the Hidden Creeks Estates project site and surrounding area.

According to the County of Los Angeles LAFCO Web site, "a sphere of influence is a planning tool adopted and used by LAFCO to designate the future boundary and service area for a city or special district."³

A sphere of influence is defined in Section 56076 of the California Government Code as:






Sphere of influence "means a plan for the probable physical boundaries and service area of a local agency, as determined by the (LAFCO) commission."

³ Local Agency Formation Commission for the County of Los Angeles Web site. URL: <http://www.lalafco.org/faqs.html#Ques8>






LAND USE ¹²

RESIDENTIAL ^{2,6}

LOW DENSITY

-  MINIMUM
-  VERY LOW I
-  VERY LOW II
-  LOW I
-  LOW II

COMMERCIAL ⁶

-  NEIGHBORHOOD ²
-  LIMITED ²
-  GENERAL ^{1,2}
-  COMMUNITY ³
-  REGIONAL ³

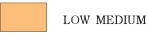
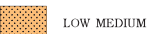

OPEN SPACE, PUBLIC FACILITIES

-  OPEN SPACE ⁴
-  PUBLIC FACILITIES ²⁴




CORRESPONDING ZONES ¹³

- OS.A1,A2,RE40
- RE20,RA
- RE15,RE11
- RE9,RS
- R1,RD6,RZ5

MULTIPLE FAMILY

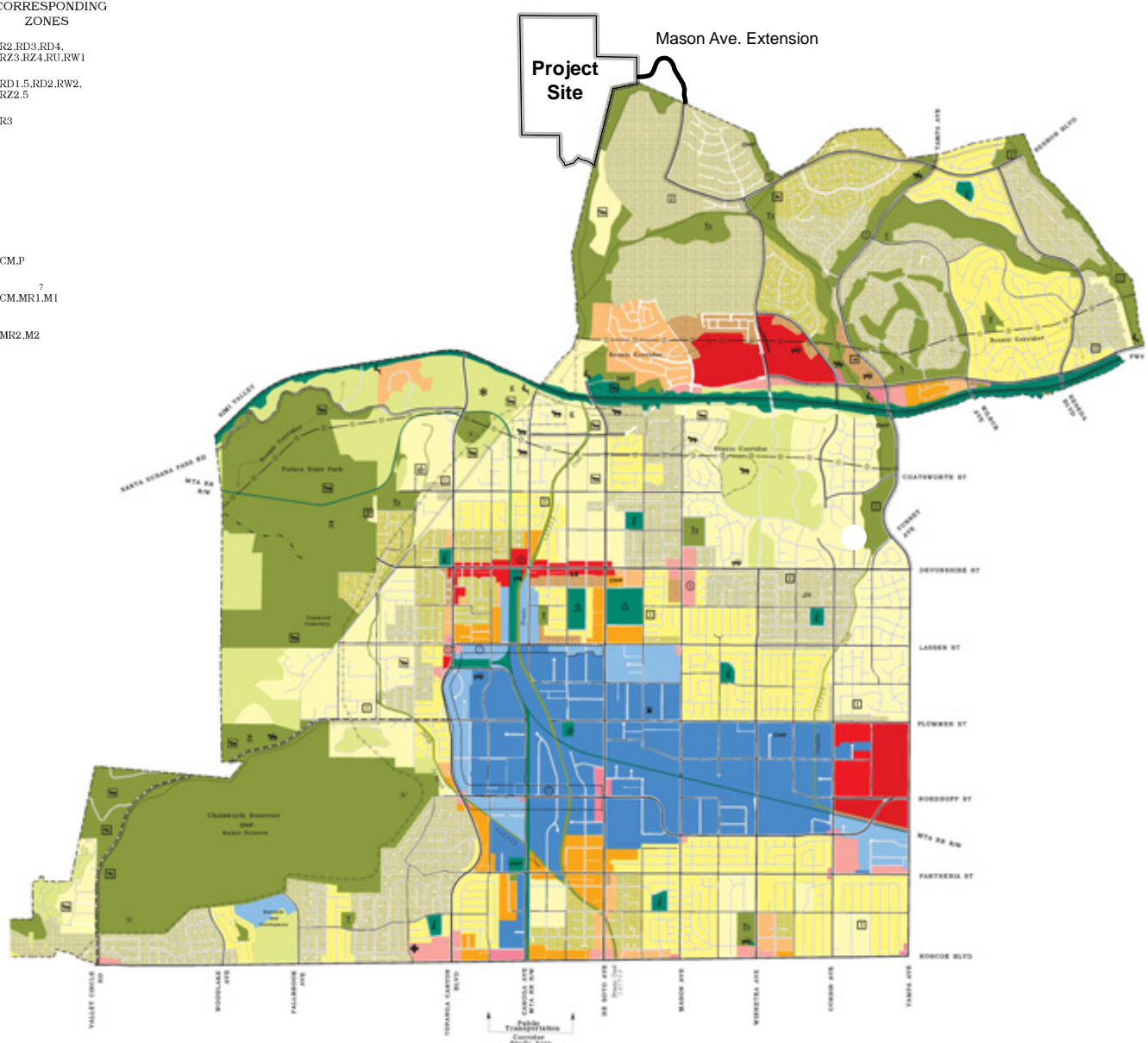
-  LOW MEDIUM I
-  LOW MEDIUM II
-  MEDIUM

INDUSTRIAL ⁶

-  COMMERCIAL
-  LIMITED
-  LIGHT

CORRESPONDING ZONES ¹³

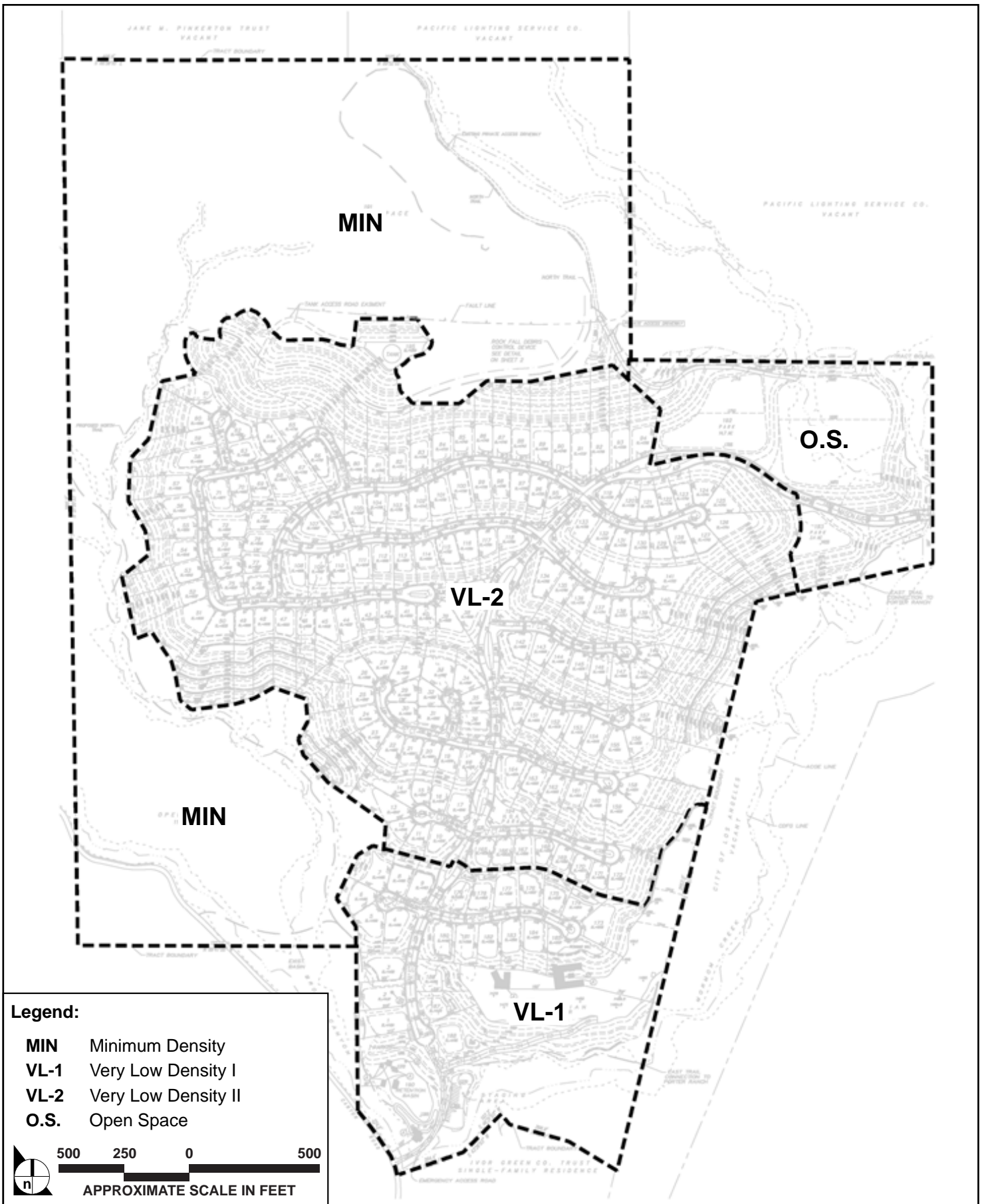
- R2,RD3,RD4,
RZ3,RZ4,RU,RW1
- RD1.5,RD2,RW2,
RZ2.5
- R3
- CM,P
- CM,MR1,M1 ⁷
- MR2,M2



SOURCE: Impact Sciences, Inc. – December 2011

FIGURE 3

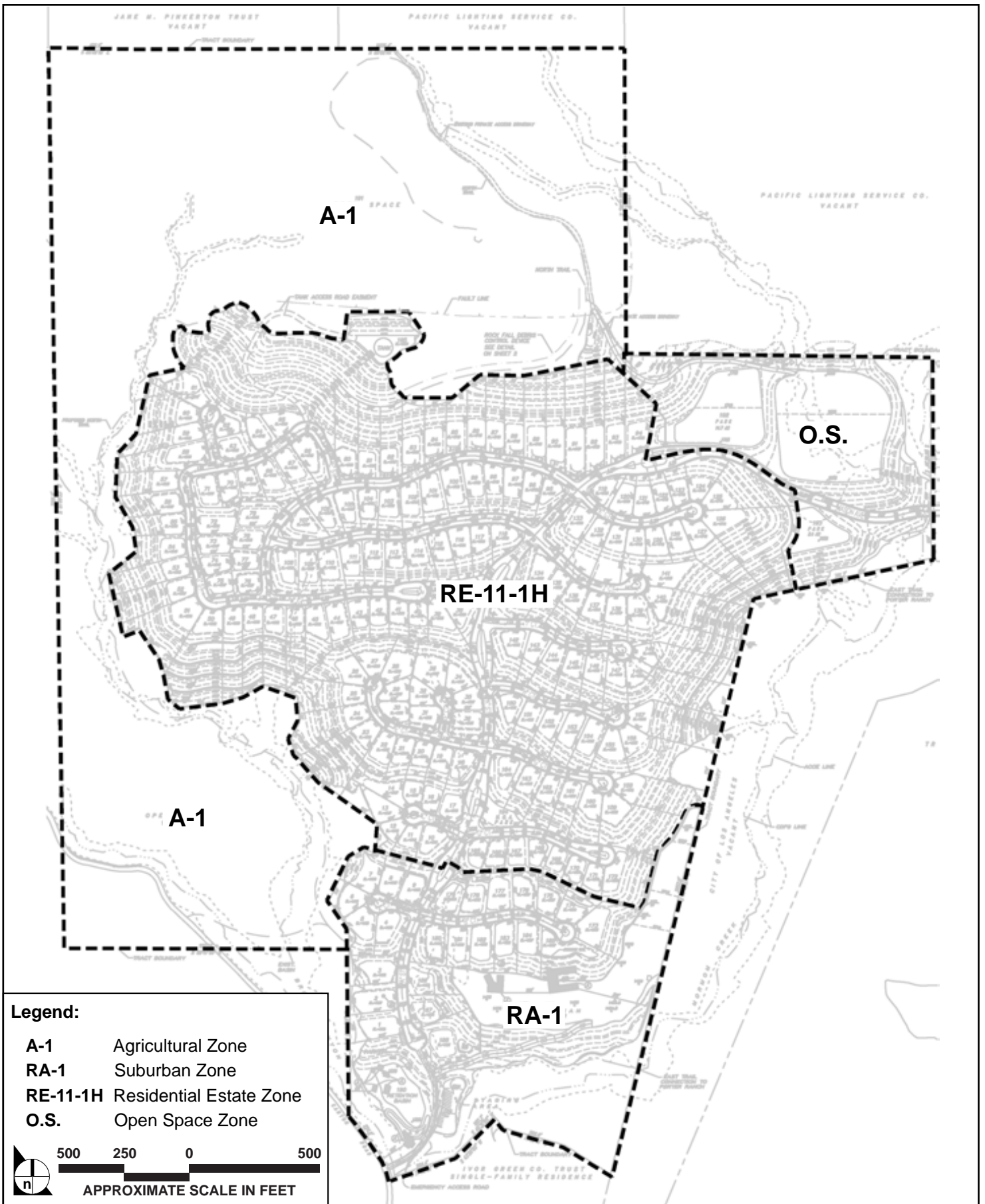
Chatsworth - Porter Ranch Community Plan Land Use Map



SOURCE: HMK Engineering, Inc. – March 2007

FIGURE 4

City of Los Angeles General Plan Land Use Designations



SOURCE: HMK Engineering, Inc. – February 2007

FIGURE 5

Figure 6, Current LAFCO Sphere of Influence for the City of Los Angeles, shows the location of the Hidden Creeks Estates project site within City's Sphere of Influence. As shown on this map, Hidden Creeks Estates is located within Area 1 of the City's Sphere of Influence, added to the City's Sphere by the Los Angeles LAFCO in April 1983. **Figure 7, 2006 LAFCO Sphere of Influence for the City of Los Angeles**, shows the northwest San Fernando Valley and the location of the site in relation to the City's Sphere of Influence. **Figure 8, Hidden Creeks Estates Illustrative Plan**, shows the new residential community planned for the annexation area. The Hidden Creeks Estates project would involve development of approximately 160 acres of the 285-acre annexation area.

The Hidden Creeks Estates project site has historically been used for ranching and equestrian operations and occasionally used for filming. In 2005, the site owner and project applicant filed applications with the City of Los Angeles for the proposed Hidden Creeks Estates project, including annexation of the project site into the City of Los Angeles and subdivision of the site.

Primary access to Hidden Creeks Estates will be provided by the proposed extension of Mason Avenue north and west from its current terminus at the northern edge of Porter Ranch. The Mason Avenue extension would be located within an easement to be granted to the City of Los Angeles. Secondary emergency access would be provided from the south from Browns Canyon Road. Residential lots within the Hidden Creeks Estates development would be clustered in the southeastern portion of the site and situated on the hillsides primarily in an east-west direction with provided east-west streets and cul-de-sacs.

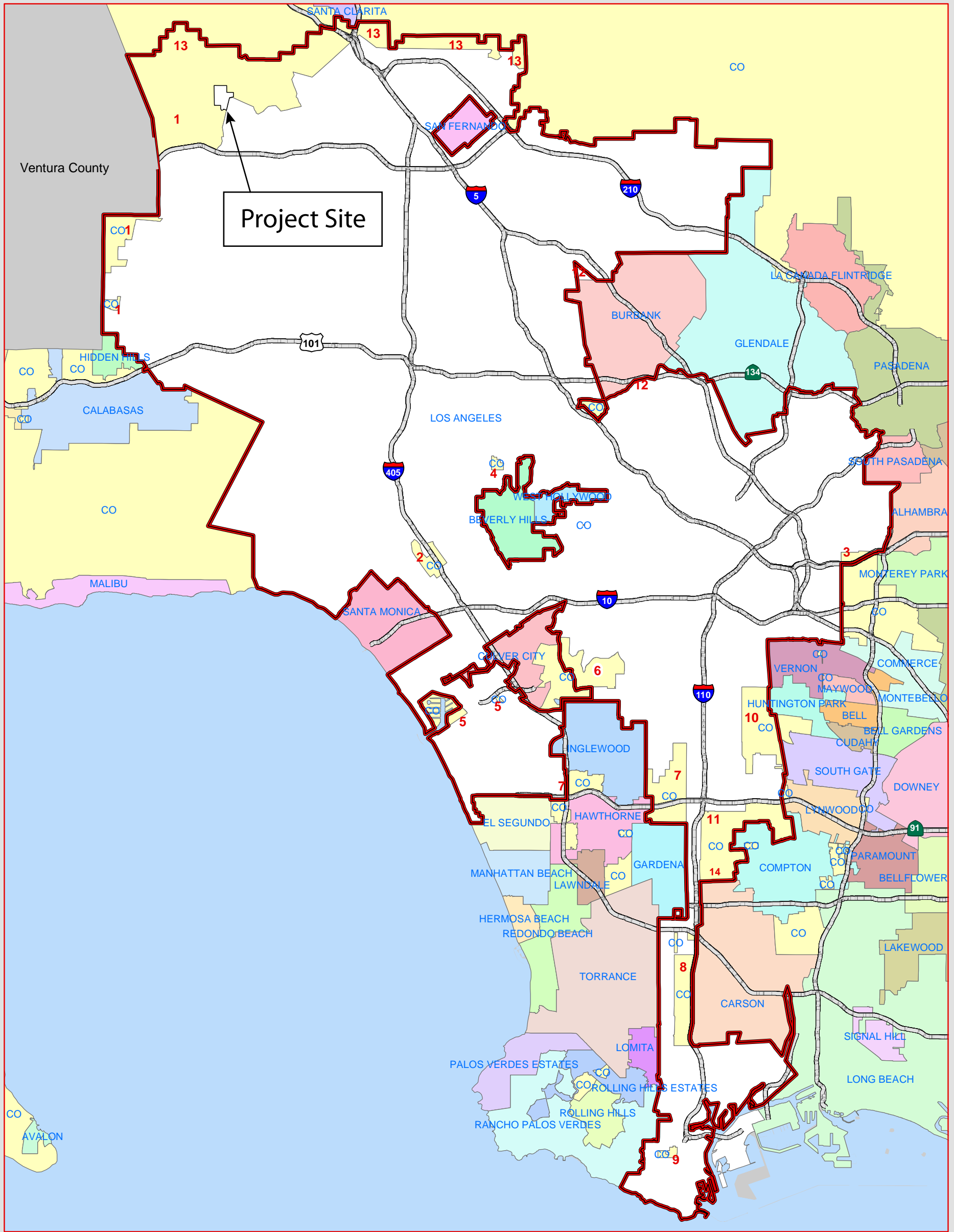
A water tank, with a secured service road, would be constructed off the Mason Avenue extension at an elevation of approximately 1,920 feet on an approximately 1-acre lot. A retention basin is proposed in the most southwestern portion of the project site, immediately adjacent to Browns Canyon Road. The retention basin would be located on an approximately 2.6-acre site at an elevation of approximately 1,370 feet.

The proposed Hidden Creeks Estates project would consist of the following five components: (1) residential lots; (2) a public park; (3) open space; (4) an equestrian facility and trails; and (5) access and circulation improvements.

The proposed project would include a total of 188 single-family residential units. As identified in the Draft EIR, the average household size for Census Tract 1082, which contains the project site, is approximately 2.92 persons per household. Using this household size factor, the proposed project would result in a population increase of 549 persons. This amount of housing and population growth would be

within growth projections for the City of Los Angeles and represent less than 1 percent growth in the Chatsworth-Porter Ranch Community Plan Area.

An Environmental Impact Report (EIR) has been prepared for the project pursuant to the applicable provisions of the California Environmental Quality Act (CEQA) and its implementing guidelines, known as the *State CEQA Guidelines*. The City of Los Angeles Department of City Planning served as the lead agency for the EIR in accordance with Section 15367 of the *State CEQA Guidelines*, which defines the lead agency as the public agency with the principal responsibility for carrying out or approving a project and conducting environmental review. As required by *CEQA*, the Hidden Creeks Estates EIR (Environmental Case No. ENV-2005-6657-EIR) was prepared to (1) inform the governmental decision makers and the public about the potential significant environmental effects of the Hidden Creeks Estates Project, (2) identify the ways that environmental effects can be avoided or significantly reduced, (3) prevent significant, avoidable effects to the environment through the use of mitigation measures, and (4) disclose to the public the reasons why a governmental agency approved a project if significant environmental effects are involved. The Hidden Creeks Estates Project EIR evaluated the potential physical impacts to the environment that could result from implementation of the proposed Hidden Creeks Estates project.



Los Angeles Sphere of Influence

Legend

Roads, Thomas Bros.	3 adopted 3-14-84	7 study V, area 1(A) & 2 adopted 11-14-73	10 adopted 6-27-84	13 adopted 12-13-06
City of Los Angeles	4 adopted 11-14-84	8 study II, area 3 & 4 adopted 8-28-74	11 study II, area 5 joint soi Compton adopted 4-11-73 area "A & B"	14 MSR, joint LA/Compton/Carson approved 02-22-06
SOI, Los Angeles	5 study VI, area 2 adopted 11-14-73	9 adopted 11-14-84	12 adopted 7-25-84	
1 area "A, B & D" adopted 4-27-83	6 area 1(B) adopted 10-24-84			
2 adopted 10-26-83				

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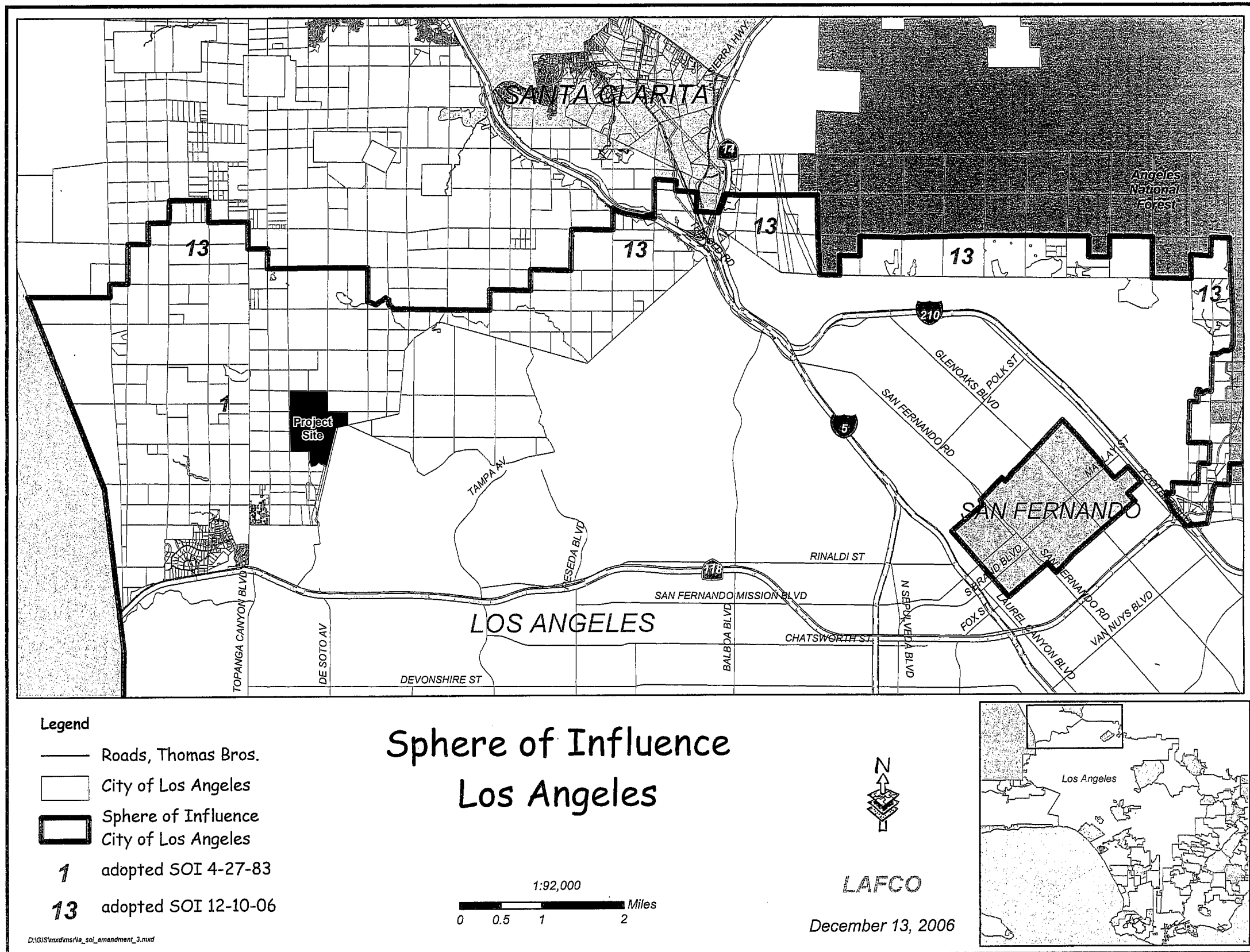
0 1.5 3 6 Miles



LAFCO
Local Agency Formation Commission
For The County of Los Angeles

February 22, 2006





SOURCE: LAFCO – December 2006

FIGURE 7

2006 LAFCO Sphere of Influence for the City of Los Angeles



NOT TO SCALE

SOURCE: Impact Sciences, Inc. – December 2011

FIGURE 8



Hidden Creeks Estates Illustrative Plan

3.0 SERVICES REQUIRED BY THE PROJECT

FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Current Level of Service

The project site is located in an unincorporated portion of Los Angeles County. Existing fire protection and emergency medical services are provided by the Los Angeles County Fire Department (LACoFD). Station 75, located 7.2 miles away in Chatsworth, is the closest station to the project site and contains a three-man engine. Due to the distance between the project site and Station 75, response times are in excess of 15 minutes. The project site is located in a designated Very High Fire Hazard Severity Zone.

Once annexed to the City of Los Angeles, fire protection emergency medical services would be provided by the Los Angeles Fire Department (LAFD). The LAFD is a full-spectrum life safety agency protecting approximately 4 million people in Los Angeles City. As stated in the City of Los Angeles General Plan Framework Element, fire prevention, fire protection, and Emergency Medical Services (EMS) for the City of Los Angeles are provided by the LAFD.

The LAFD's 3,586 uniformed personnel protect life, property, and the environment through their direct involvement in fire prevention, firefighting, emergency medical care, technical rescue, hazardous materials mitigation, disaster response, public education, and community service. Currently, 353 non-sworn support personnel provide technical and administrative expertise in their corresponding pursuit to further the LAFD mission.

A total of 1,104 uniformed firefighters per platoon duty shift, a 24-hour shift (including 242 serving as firefighters/paramedics), remain on duty at 106 neighborhood fire stations located across the LAFD's 471-square-mile jurisdiction. Last year, the LAFD responded a total of 753,428 times to various incidents. The proposed Hidden Creeks Estates project site is currently outside the Los Angeles City limits; however, prior to buildout of the proposed project, the site would be annexed into the City of Los Angeles. Presently, only one existing roadway, Browns Canyon Road, leads to the project site. Fire Station 28 is the closest LAFD fire station to the project site. LAFD Fire Station 8 and Fire Station 107 would also serve the project. Fire Station 28 is located 2.6 miles from the project site at 11641 Corbin Avenue in Porter Ranch, Fire Station 8 is 3.6 miles from the project site and is located 11351 Tampa Avenue in Porter Ranch, and Fire Station 107 is 4.3 miles from the project site and is located at 20225 Devonshire Street in Chatsworth.

Fire Station 28 is staffed with nine members at all times. Six members are assigned to the Light Force with a truck and engine. The staff consists of one Captain II; one Engineer; one Apparatus Operator; and three Firefighters, one of whom is also a paramedic. Two members are assigned to the Basic Life Support (BLS) Rescue Ambulance and are known as Firefighter-EMT's. One member is assigned as the EMS Battalion Captain and is given the title of Captain-Paramedic.

Fire Station 8 is staffed with six members at all times. Four members are assigned to the Fire Engine including: one Captain I; one Engineer; and two Firefighters, one of whom is also a paramedic. Two members are assigned to the BLS Rescue Ambulance and are known as Firefighter-EMT's.

Fire Station 107 is staffed with six members at all times. Four members are assigned to the Fire Engine. The staff includes one Captain I, one Engineer, and two Firefighters. Two members are assigned to the Paramedic Rescue Ambulance and are known as Firefighter-Paramedics.

The response time for Fire Station 28 to the project site is estimated to be approximately 7.6 minutes, the response time from Fire Station 8 to the project site is estimated to be approximately 9.6 minutes, and the response time from Fire Station 107 to the project site is estimated to be approximately 11 minutes. These response times do not meet the desired performance standards in the amended February 21, 1999, Los Angeles Fire Code (LAFD), Section 57.09.07. If response times to the site are exceeded, an automatic fire sprinkler system is required for each structure on the site.

Improvements Required

Fire Station 28, as well as other LAFD fire stations, would provide fire protection services to the project site. A mutual aid agreement with the Los Angeles County Fire Department would also make County fire fighters available for fire protection services. Response distances for fire protection and emergency medical services to the proposed project site would not meet the performance standards of the LAFD of 1.5 miles for low-density residential neighborhoods. The three closest fire stations to the project are Fire Station 28, Fire Station 9, and Fire Station 107 located approximately 2.6 miles, 3.6 miles, and 4.3 miles away, respectively.

According to the LAFD, response times to the site currently exceed 5 minutes. In addition, the desired maximum response distance to a low-density residential development from the nearest fire station housing an engine or truck company is 1.5 miles. Based on these LAFD performance standards, services to the annexation area do not presently meet the desired performance standards of the LAFD.

As part of the proposed project, several improvements would be incorporated into the project design that would allow for the LAFD to provide adequate service to the site. There are currently no fire hydrants

3.0 Services Required by the Project

located on the project site. With project implementation, fire hydrants would be installed throughout the site adjacent to structures in accordance with LAFD and City of Los Angeles standards. Two of these new hydrants would be located in a fire department staging area located adjacent to the equestrian facility at the southern end of the project site. In addition, based on consultation with LACoFD, an additional fire hydrant will be located at the intersection of Browns Canyon Road with the project access road to enhance the ability of LACoFD to provide fire protection services in Browns Canyon.

Additionally, new and improved emergency access to the site would be provided. Access to the project site would be available from both the extension of Mason Avenue and Browns Canyon Road. As part of the proposed project, Browns Canyon Road would be spot-widened for turnouts in 13 locations north of DeSoto Avenue and south of the project site. With these emergency access road improvements incorporated into the proposed project, adequate emergency access would exist for both the LAFD and the LACoFD. The project will be conditioned to establish binding legal responsibility for the project homeowners association to provide weed abatement and brush clearance consistent with LACoFD standards from the intersection of the project access road with Browns Canyon Road southerly to De Soto Avenue within the public road easement for Browns Canyon Road. An emergency access gate will be provided on the project access road at the northern edge of the equestrian facility with approved locking devices for both LAFD and LACoFD on both sides of the gate.

The project would also establish a firefighting helistop within the proposed public park that would allow Fire Department helicopters to refill their onboard water supply for fire suppression during potential wildfire incidents. Additionally, the public park would provide an evacuation area where residents and their animals would be able to seek shelter during a potential wildfire incident. The park would be protected by a 200-foot fuel modification zone. The provision for residents and their animals to “Shelter-in-Place” would reduce the risk associated with potential on-site fire hazards.

In addition to the project components described above, the following mitigation measures have been incorporated into the project. These measures include:

- The use of construction and design features, which reduces fire potential and/or promotes containment, including increased spacing between buildings, noncombustible roofs, fire-resistant landscaping, and special irrigation facilities, shall be implemented. Design features shall be reviewed and approved by the Fire Chief prior to project approval.
- Upon completion of project construction, a diagram of each portion of the property, including access routes and any additional information that might facilitate fire and emergency medical response, shall be submitted to the City of Los Angeles Fire Marshall.
- During project construction, the contractor shall ensure that roads and alleyways remain unobstructed to provide for emergency access at all times.

3.0 Services Required by the Project

- The project applicant shall coordinate with the LAFD to design and implement fire hydrants in compliance with the LAFD Fire Code for low-density residential developments prior to project approval. All fire hydrants must be 2.5 inch X 4 inch double hydrants and be placed adjacent to structures in the project site.
- Recreational areas and parks proposed by the project shall be consistent with fire safety recommendations set in the Chatsworth-Porter Ranch Community Plan. Design plans shall be reviewed and approved by the Fire Marshall prior to project approval.
- The Hidden Creeks Estates Home Owners Association (HOA) will report annually to the City of Los Angeles Fire Marshall that Hidden Creeks Estates development is in compliance with requirements set forth in the Fire/Vegetation Management Plan and Wildfire Risk Analysis and all mitigation measures included below no later than May 1st each year.
- The Hidden Creeks Estates HOA shall ensure that a 200-foot minimum Fuel Management Zone is in place, and cleared annually, around each structure on the project site. The 200-foot Fuel Management Zone shall be divided as follows:
 - **Zone A:** Zone A will begin at the structure and extend out 50 feet from the structure. The zone must be irrigated, tree spacing will be 30 feet between canopies, shrub spacing will be 15 feet between canopies, lawn or low-lying plants will be used as ground cover, and areas beneath Oak trees need not be irrigated.
 - **Zone B:** Zone B will begin at the 51-foot mark of Zone A and extend out to 100 feet from structure. The zone may be irrigated, shrubs will not exceed 18 inches in height, tree spacing will be 30 feet between canopies, and shrub spacing will be 15 feet between canopies.
 - **Zone C:** Zone C will begin at the 101-foot mark of Zone B and extend out to 200 feet from structure. All natural vegetation will be thinned out by 70 percent and all dead vegetation including grass will be maintained at less than 4 inches in height. If the Zone is not irrigated, the area may be covered with chipped biomass 4 inches deep. No tree limb shall be within 10 feet of a chimney, including outdoor barbeques. Trees must be maintained free of dead branches. Trees must be limbed up 4 feet or one third the height of the tree. Trees over driveways or roads must be limbed up to 15 feet. The shrub height limit is 2 feet.
- The following shrubs and trees are highly flammable and will not be planted within the project area:
 - Sage species (*Salvia* spp.)
 - Pampas grass – *Cortaderia* spp.
 - Cypress – *Cupressus* spp.
 - Eucalyptus – *Eucalyptus* spp.
 - Juniper – *Juniperus* spp.
 - Pine – *Pinus* spp.

- Cedar – *Cedrus* spp.
- The following shrubs and trees will be used for general landscaping and will undergo annual maintenance, as overseen by the Hidden Creeks Estates HOA:
 - Coastal live oak – *Quercus* spp.
 - California Sycamore – *Platanus racemosa*
 - Cottonwood – *Populus fremontii*
 - Willow – *Salix* spp.
 - Mule Fat – *Baccharis salicifolia*
 - California Bay – *Umbellularia californica*
 - California Black Walnut – *Juglans californica*
 - Liquidambar – *Liquidambar styraciflua*
 - *Ceanothus* spp.
 - Toyon – *Heteromeles arbutifolia*
 - Mountain Mahogany – *Cercocarpus betuloides*
 - Holly leaf cherry – *Prunus ilicifolia*
 - Dwarf periwinkle – *Vinca minor*
 - Grass – *Stipa* spp.
- The Hidden Creeks Estates HOA shall ensure annually that all roads and driveways on the site provide a 15-foot clearance on each side. The clearance must comply with Fuel Management Zone A requirements, with trees set back so the canopy is kept 15 feet above the road bed to allow sufficient fire equipment access.
- Sprinkler systems shall be required throughout any residential or habitable structure to be built in accordance with the Los Angeles Municipal Code, Section 57.09.07.

Timeframe for Extension of Service

The City of Los Angeles will assume full responsibility for providing fire and emergency services to Hidden Creeks Estates upon recordation of the Certificate of Completion of the annexation. Prior to recordation of the Certificate of Completion, the Los Angeles County Fire Department and City of Los Angeles Fire Department will coordinate fire and emergency dispatch calls for the project site to ensure a seamless transition of fire services.

Financing of Service

The Los Angeles Fire Department is primarily funded through the City of Los Angeles General Fund. The total proposed financial year (FY) 2011/2012 budget allocates \$472,597,193 in salaries, expenses, and equipment. This funding represents an approximately 4.5 percent decrease of the adopted FY 2010/2011 budget that allocated \$495,009,381 in fire department funding. The ad valorem property tax revenue generated by the proposed project will cover the cost of providing fire protection services to the Hidden Creeks Estates project.

FLOOD CONTROL SERVICES

Current Level of Service

The project site consists of approximately 285 acres of hilly terrain and contains two ranches, one for cattle, and one for horses. It is located within the Bull Canyon sub watershed, which is a tributary to the Los Angeles River Hydrological Unit, which itself is located within the South Coast Hydrologic Region. The project site is located near drainage headwaters where steep, erosional, generally south-draining faces direct water toward the project site. The existing drainage patterns on the project site flow into Browns Canyon Wash to the west and Mormon Canyon Creek to the west. The overall topography of the site is sloped and the project site has a low chance of flooding. According to public flood maps provided by FEMA, the project site is within Zone C. A Zone C designation denotes an area of minimal flooding. The residential portion of the project site is not located within a 50- or 100-year flood area and would not be subject to harm caused by 50-year or 100-year storm events. Currently, the site does not contain drainage improvements, and no flood control facilities are provided by the City of Los Angeles.

Improvements Required

As part of the proposed project, an approximately 2.6-acre retention basin would be constructed in the southern portion of the site at an elevation of approximately 1,370 feet. The primary purpose of the retention basin would be to capture the increase in runoff as a result of new impervious surfaces.

Development of the Hidden Creeks Estates project would result in an overall decrease of 3 acres in the watershed area and an overall increase of approximately 16 cubic feet per second (cfs) in runoff during 50-year storm events. However, the planned retention basin is designed to capture the additional runoff during peak storm events and release the water during non-peak storm events such that flows would not increase with project implementation. Because the site will be designed to maintain current runoff rates during a storm event, this will help avoid any potential impacts to the City and County of Los Angeles storm drain system.

Drainage patterns for the project site, upon completion of project construction, would continue to the south. Site runoff would flow into the proposed retention basin, located in the most southwestern portion of the site. Within the retention basin, site runoff would be treated and then released into Browns Canyon Wash. Water within Browns Canyon Wash flows downstream into the Los Angeles River and ultimately drains into the Pacific Ocean.

The proposed Hidden Creek project includes a new storm drain system to collect storm runoff and convey it to the retention basin. These facilities will be maintained through a Homeowners Association (HOA) at no cost to the City. The City of Los Angeles Department of Public Works, Bureau of Sanitation would provide flood control services after annexation. However, as described above, the site will be designed to reduce the strain on the City or County flood control system. In addition to the site components described above, the following mitigation measures have also been incorporated into the project to avoid any potential effect on City and County storm drain and flood control facilities:

Timeframe for Extension of Service

The City of Los Angeles Bureau of Sanitation would assume responsibility for flood control services upon recordation of the Certificate of Completion of the annexation.

Financing of Service

The proposed storm drain system and retention basin will be constructed as part of the proposed project, and the maintenance costs will be paid by the residents of Hidden Creeks Estates through the project homeowners association. As a result, there will be no increased cost for service incurred by the City of Los Angeles and no financing for this service is required.

LIBRARY SERVICES

Current Level of Service

The Los Angeles Public Library (LAPL) system provides public library services in the City of Los Angeles. The LAPL system includes the Central Library, eight regional branch libraries, 67 community branches, and four bookmobiles. Although the library collections consist primarily of books, there are approximately 6 million books and other materials within the LAPL system. Other library materials also include videos and compact discs. The Library Division administers the library system and operates the Central Library and branch libraries.

The Hidden Creeks Estates project is within the Chatsworth-Porter Ranch area of Los Angeles and is served by the Porter Ranch Branch Library. The Porter Ranch Branch Library is located at 11371 Tampa

Avenue and would serve the project site upon its annexation into the City of Los Angeles. The 12,300-square-foot library contains 65,500 volumes and five librarians. The Porter Ranch Branch Library also includes amenities such as a computer center, free public wireless internet access, meeting room rentals, the Friends of Library Group, and a bookstore.

The Chatsworth Branch Library is also located near the project site and residents of the proposed project would have access to the 12,500-square-foot facility. The Chatsworth Branch Library contains 50,000 volumes, six full-time and six part-time staff members, and 30 public computers. Although it is not the designated library for the project site, the Chatsworth Branch Library is located approximately 3.6 miles away from the project site and could also provide service to project residents. There are no plans for improvements or the development of any new libraries in the Chatsworth-Porter Ranch Community Plan Area.

All of the branch libraries provide free access to computer workstations, which are connected to the Library's information network. The City does not limit library use to residents of the City. However, while any person may use the City's libraries, the target population or service area is based on residents.

Improvements Required

Upon annexation, the City of Los Angeles Public Library will be responsible for providing library services to the Hidden Creeks Estates residents.

The addition of approximately 549 residents to the current estimated population of 94,000 in the Community of Chatsworth-Porter Ranch represents a 0.58 percent increase in the population and would result in a volume-to-resident ratio of 0.693 books per resident, which is approximately 0.58 percent below the current ratio of books per resident of 0.697 books per resident. The proposed project would not include any features that would reduce the demand for library services.

Timeframe for Extension of Service

The City of Los Angeles Public Library will assume full responsibility for providing library services to the Hidden Creeks Estates area upon recordation of the Certificate of Completion of the annexation.

Financing of Service

In accordance with Section 531 of the Los Angeles City Charter, financial support for the Los Angeles City Library is based on an annual sum of the assessed value of all property in the City. In March 2011, voters passed Measure L which will increase the Library's Charter-required funding from the current 0.0175 percent up to a maximum of 0.0300 percent of assessed value on all property in the City. This

established City fee will provide the financing for providing library services to the Hidden Creeks Estates project. In recent years, General Fund money has been contributed to the Los Angeles Public Library above the Charter minimum. The total amount appropriated to the library fund for FY 2011/2012 is \$89,247,557, an increase of 17 percent over the FY 2010/2011 funding amount of \$75,902,000.

The project developer will be required to pay the City's \$200 per dwelling unit to the Department of Building and Safety in accordance with the Dwelling Unit Construction Tax required by the Los Angeles Municipal Code Section 21.10.3(b). The funds will be used for books, computers, and other library materials.

PARKS AND RECREATIONAL SERVICES

Current Level of Service

The City of Los Angeles Department of Recreation and Parks owns and operates public parks and recreation facilities in the City. The department offers over 15,600 acres of parkland with more than 390 sites for recreational use, 9 lakes, 180 recreation centers, 9 dog parks, 19 skate parks, 13 golf courses, 59 swimming pools, and 31 senior centers.

The department also provides after school and day care for children, teen clubs, basketball, volleyball, and softball and flag football games and leagues. Senior programs provide field trips and classes as well as a lunch program with an average of 3,000 meals served each week.

In addition, the department offers special venues, activity centers, volunteer opportunities, a full range of sports activities, youth activity and sports programs, parks and outdoor activities, historic sites, museums, banquet facilities, beaches, horticulture centers, and gardens.

The City of Los Angeles Department of Recreation and Parks facilities, and their associated amenities, located closest to the proposed project sites are summarized in **Table 1, City of Los Angeles Recreation and Parks Facilities in the Project Vicinity.**

Table 1
City of Los Angeles Recreation and Parks Facilities in the Project Vicinity

Facilities	Miles from Project	Features
Browns Creek Park	1.0	53-acre park with a bike path and bridle trails
Moonshine Canyon Park	1.3	Horse trail
Holleigh Bernson Memorial Park	1.7	Picnic and barbecue area
Limekiln Canyon Park	2.0	Picnic tables, bridle trail, hiking trail, jogging path.

Source: City of Los Angeles Department of Recreation and Parks official website, www.laparks.org.

There are four City of Los Angeles Recreation and Parks Department parks located within 2 miles from the project site. These include Browns Creek Park, Moonshine Canyon Park, Holleigh Bernson Memorial Park, and Limekiln Canyon Park. Currently, there are no definitive plans to develop new parks or recreational facilities or expand existing parks or recreation facilities within a 2-mile radius of the proposed project site, although there are opportunities at some of the parks recently acquired in this area. Also located immediately adjacent to the project site is the 2,326-acre Michael D. Antonovich Regional Park at Joughin Ranch and thousands of acres of open space and publicly accessible hiking, mountain biking and equestrian trails within the Santa Susana Mountains.

Improvements Required

Upon annexation, the City of Los Angeles Department of Recreation and Parks will be responsible for managing and maintaining the public parks and recreational facilities within the annexation area. The Hidden Creeks Estates project will include approximately 19 acres of improved public parkland with active and passive recreational opportunities for the residents of the project and the neighboring community of Porter Ranch. The Hidden Creeks Estates developer will improve this parkland in phases with facilities approved by the City's Department of Recreation and Parks and dedicate this parkland to the City. The park would provide both the daytime population and project residents with passive recreation opportunities and an improvement to quality of life. The park would also meet the needs of the new residents that would be introduced by the proposed project as well as help reduce additional demand for public recreation facilities generated by the population increase associated with project implementation. Since the proposed park is larger than the required 1.88 acres of parkland necessary for the 549 residents, the proposed project would help alleviate the overcrowded conditions of public parks in the area.

The Chatsworth-Porter Ranch Community Plan encourages open space for recreational uses for both local residents and persons throughout the Los Angeles region. The project includes approximately 115

acres of dedicated open space to be maintained by the project Homeowner's Association to encourage the use of trails on and near the project site. The project also includes a 15.8-acre equestrian facility to facilitate the use of existing equestrian trails near the project site. The equestrian facility, which will be approved by the City through the issuance of a Conditional Use Permit (CUP), would accommodate up to 120 horse stalls, four trailer storage stalls, an arena, a hot walker, two wash racks, an owner's residence, caretaker residence, a manager residence, and 30 parking spaces. The proposed project also includes a system of equestrian trails located on the undeveloped portions of the project site that would connect to the existing local and regional equestrian trail network. Additionally, throughout project design, the project applicant will meet with the City of Los Angeles Recreation and Parks Department to incorporate Department requirements into the park design.

Timeframe for Extension of Service

The Hidden Creeks Estates project developer will provide the park facilities described above as agreed to by the Department of Recreation and Parks. The Department of Recreation and Parks will assume responsibility for maintaining these park facilities and providing recreational services to the Hidden Creeks Estates area upon recordation of the Certificate of Completion and dedication of the park facilities by the developer.

Financing of Service

The Hidden Creeks Estates project developer will dedicate fully improved park facilities to the City. The estimated value of this improved parkland, including land value; site improvements, including grading and provision of utilities; and park equipment and improvements is \$4,395,000. This value greatly exceeds the obligation of the project to contribute to the cost of park facilities under the State Quimby Act. Based on the number of residential units planned and the current City Quimby Act in-lieu park fee of \$1,049 per unit, the project would be obligated to pay \$392,168 in park fees.

Section 593 of the Los Angeles City Charter defines the financial support structure for the City of Los Angeles Department of Recreation and Parks to maintain park facilities. In accordance with Section 593, an annual sum of not less than 0.0325 percent of the assessed value of all property shall be appropriated to support the Department of Recreation and Parks. Additional appropriations may also be made to help fund parks and recreational services from the City's General Fund. In addition, the City of Los Angeles uses a development construction tax in the amount of \$200 per dwelling unit. This tax is placed in a "Park and Recreational Site and Facilities Fund" used exclusively by the City for the acquisition and development of park and recreational sites and facilities.

The total proposed FY 2011/2012 appropriations to the City of Los Angeles Recreation and Parks fund is \$141,211,089. This funding represents an approximately 2.5 percent decrease from the adopted FY 2010/2011 budget allocation of \$145,060,953. The ad valorem property tax revenue generated by the proposed project will cover the cost of maintaining the public parks included in the project and providing recreation services to the residents of the Hidden Creeks Estates project.

POLICE SERVICES

Current Level of Service

Presently, the Hidden Creeks Estates project site is located within the County of Los Angeles and police protection services are provided by the Los Angeles County Sheriff's Department. However, as part of the proposed project, the site would be annexed into the City of Los Angeles. Once annexed, according to the LAPD the project site would be located in the Valley Bureau in the Devonshire Area, in Reporting District (RD) 1701 or 1721. The Devonshire Division currently covers 48.3 square miles and Devonshire police station, the station located closest to the project site, is located at 10250 Etiwanda Avenue, which is approximately 7 miles from the project site.

The service boundaries of Valley Bureau share the same boundaries as Los Angeles City for its north, west, and east boundaries. The southern boundary for the Valley Area is Mulholland Drive. The boundaries for the RD 1701 are as follows: the Los Angeles City boundary to the north, the Los Angeles City boundary to the west, State Route 118 (SR 118 or Ronald Regan Freeway) to the south, and Tampa Avenue to the east. The Devonshire Community Police Station has 100 patrol officers and five basic cars. One car is assigned to cover the area between Browns Canyon and Balboa, north of SR 118.

Devonshire's response time to calls averages approximately 8 minutes. According to LAPD, a response time of 7 minutes would be optimal. During times of emergency, crossover help from other divisions and from the Los Angeles County Sheriff's Department is available if necessary.

The crime rate represents the number of crimes reported in an area over a given period of time and, thus, affects the anticipated needs, projection for staff, and equipment for the LAPD. Generally, the crime rate in a given area will increase as the level of activity or population intensifies. However, due to other factors, such as police presence, crime prevention measures, and ongoing legislation/funding, potential for an increase in crime rate is not directly proportional to the increase in land use activity.

The predominant crimes in the Devonshire area are aggravated assault, other types of theft, and burglary from vehicles. As of October 2011, the crime in the Devonshire area has decreased. Total Part I crimes (murder, sexual battery, robbery, aggravated assault, burglary, larceny, and auto theft) decreased by 16

percent, total Violent Crime decreased by 14 percent, and Property Crime decreased by 16 percent when comparing year to date trends with 2010. Predominant crimes Citywide are burglary/theft, personal/other theft, and grand theft auto. Adequacy of police protection services for a given area is based on a combination of assessment factors, including officer to population ratio, type of land uses, response time, and available equipment.

The officer to population ratio is important from both a response and a prevention perspective. A higher officer-to-population ratio means that more officers are available to respond to calls as needed, thereby decreasing the response time. Conversely, if the officer-to-population ratio is reduced, it could mean that the average response time to emergency calls would increase. A high number of officers visibly serving and patrolling in the field may also act as a deterrent to crime because of greater police presence. In the Devonshire area, there are currently 100 patrol officers per 190,000 residents in the service area. This translates to 0.526 patrol officers per 1,000 residents. Although LAPD does not hold an internal officer-to-population ratio standard, many cities strive to maintain a minimum of 2.0:1,000. The Devonshire officer to population ratio is below the standard 2.0:1,000 found in other cities.

Response time is defined as the total time from when a call requesting assistance is made until the time that a unit responds to the scene. Calls for police assistance are prioritized based on the nature of the call. For example, a crime in progress may receive a higher priority than a call that is reporting a crime already committed. Also, the potential for harm to citizens is considered when a call is received. Unlike fire protection services, police units are often in a mobile state. As a result, actual distance between a headquarters facility and the project sites is of minimal relevance. Instead, the number of officers patrolling the street is more directly related to the realized response time. If the LAPD does not employ a sufficient number of officers, then the response time may increase.

Equipment availability and training skills are also important factors in determining the adequacy of police protection services. Equipment and training skills impact the LAPD's ability to handle a situation efficiently. Inadequate equipment and training may result in longer response times or inefficient service. Additional police officers do not ensure adequate service if they do not have adequate training and equipment. As stated above, the Devonshire Station is equipped with standard police equipment. The LAPD offers thorough training, including In-Service and specialized Peace Officers Standards and Training (POST) certified schools, Roll Call Training, Divisional Training Days and Management Development Advisory Board, including Supervisory Leadership Institute (Sergeants), FBI National Academy (Lieutenants), Command College (Captains and above), Hughes Advanced Leadership, Cristando House, and West Point Leadership.

Improvements Required

The Los Angeles Police Department does not use an officer to citizen ratio for deployment of its personnel, but rather bases the number of officers within a given area on monthly crime statistics. For example, if the crime rates in a given area increases, more officers will be deployed. To that same end, if the crime statistics in a given area decrease, officers may be relocated to an area experiencing higher crime rates. Buildout of the proposed project would result in the construction 188 residential units within the Community of Chatsworth-Porter Ranch, which would result in a population increase of approximately 549 new residents. This increase in residents has the potential to result in increased demand for protective services. This potential increase in demand for police services is mitigated by the fact that the residential portion of the Hidden Creeks Estates project will be a private gated community with 24-hour private security patrols provided. The resulting increase in calls for service will, therefore, be minimal.

Several mitigation measures have been incorporated into the project to ensure adequate police services are provided. These include:

- Develop a construction traffic routing plan per Los Angeles Department of Transportation (LADOT) requirements that would facilitate the movement of construction vehicles. In addition, access on to the project site shall remain clear and unobstructed; proposed roadway modifications shall assure adequate access to the proposed project site and adjacent areas; security features shall be incorporated on the construction site, such as fencing and locked entrances; and construction equipment, tools and material shall be secured by locking or placing them within sheds and/or other inaccessible areas while not in use.
- Consult with LAPD'S Crime Prevention Unit to incorporate appropriate crime prevention features into the project design. Examples of crime prevention design features include:
 - Housing units can be designed so as to allow neighbors to "self-patrol" their environments.
 - Fences around housing developments can be designed in ways that avoid creating hiding places for criminals.
 - Vines or planted coverings may be placed on walls to deter graffiti.
- During project construction, a designated parking area with a security officer shall be provided for the construction workers.
- Upon completion of the project each portion of the property will be diagrammed, including access routes and any additional information that might facilitate police response, the diagram shall be submitted to the Devonshire area commanding officer.

Further, any future development proposals, including tentative tract maps will be submitted to the LAPD for review and comment.

Timeframe for Extension of Service

Upon annexation, the City will assume full responsibility for police protection service. Prior to recordation of the Certificate of Completion of the annexation, the Los Angeles Police Department and Los Angeles County Sheriff's Department will coordinate emergency dispatch calls for Hidden Creeks Estates to ensure a seamless transition of police services. The Hidden Creeks Estates project site will be included in the Los Angeles Police Department Devonshire Police Station service boundaries to avoid any lapse in routine patrols or confusion amongst jurisdictions in an emergency situation.

Financing of Services

The Los Angeles Police Department is primarily funded through the City of Los Angeles General Fund. The total proposed FY 2011/2012 budget for police services including salaries, expenses, and equipment is \$1,167,771,840. This proposed budget represents and approximately 1 percent decrease over the adopted FY 2010/2011 budget of \$1,777,483,228. The ad valorem property tax revenue generated by the proposed project will cover the cost of providing police protection services to the residents of the Hidden Creeks Estates project.

ROAD MAINTENANCE SERVICES

Current Level of Service

The project site is located in Browns Canyon to the north and west of the existing Porter Ranch community. The Porter Ranch community is currently served by a network of streets and highways providing local circulation and access to the developed area to the east and south. This street system is only partially completed north of the Ronald Reagan Freeway (State Route 118). Presently access to the site is only available via Browns Canyon Road.

Improvements Required

Primary access to the site will be provided by the planned extension of Mason Avenue northerly from Porter Ranch to the northeastern corner of the Hidden Creeks Estates project site, near the proposed new public park. The road would traverse through an easement to be granted to the City of Los Angeles by the Southern California Gas Company, the owner of the property located between the project site and Porter Ranch. The right-of-way for the roadway would be approximately 50 feet wide. Upon completion of the Mason Avenue extension, the roadway would include street lighting and street trees.

Local access within the Hidden Creeks Estates development will be provided via one central roadway. This roadway would be a continuation of the proposed Mason Avenue extension and at the northern end of the development would generally travel in an east-west direction. A gentle 90-degree curve in the roadway would eventually lead the roadway to run in a north-south direction and connect to Browns Canyon Road at the southern end of the project site. Minimal access to residential lots would be provided off of the central roadway; instead, access to most of the individual lots would be provided from smaller roadways and cul-de-sacs branching off from the central roadway. The majority of the residential access streets would be oriented in an east-west direction.

As part of the City's Public Works Department, the Bureau of Street Services (BSS) is responsible for the maintenance and cleaning of the City of Los Angeles 6,500 miles of dedicated public thoroughfares and 800 miles of alleys. Apart from pavement preservation, street cleaning, and small asphalt repairs, the BSS also provides sidewalk repair, lot cleaning, and tree trimming services on public streets. The Bureau of Street Services will provide road maintenance services upon annexation. The residential streets within the Hidden Creeks Estates residential community will be private streets maintained by the project HOA. Therefore, the City of Los Angeles will only need to maintain the public portion of the extension of Mason Avenue to the site, which is approximately 2,800 feet in length.

The project HOA will also maintain Browns Canyon Road from the southerly access point to the site to Desoto Avenue on an as-needed basis to repair potholes and maintain all weather access for emergency vehicles pursuant to an agreement with the Los Angeles County Fire Department.

Timeframe for Extension of Service

Construction of the Mason Avenue extension would occur simultaneously with the construction of the approximately 158-acre development area on the site. Upon issuance of the Certificate of Completion for the annexation, the City of Los Angeles, Department of Public Works, BSS will be responsible for the maintenance of the proposed extension of Mason Avenue.

Financing of Service

Street maintenance services for the City of Los Angeles are primarily funded by Proposition C, the California State gasoline tax, and general fund revenues, including vehicle license fees. These sources will provide sufficient funds to cover the minimal street maintenance costs for the Mason Avenue extension that would be added with this annexation.

SOLID WASTE SERVICES

Current Level of Service

The City of Los Angeles Department of Public Works, Bureau of Sanitation is responsible for developing plans and strategies to manage and coordinate the solid waste generated (including hazardous waste) in the City and address the disposal needs of the City of Los Angeles as a whole. The Bureau of Sanitation provides weekly curbside solid waste collection to over 745,000 single-family and small multi-family residences. The Bureau of Sanitation supplies each residence with one bin each for yard trimmings, recyclables, and refuse; and provides bulky item, seasonal brush, and appliance pickup upon request. As discussed above, the project site is located on undeveloped and unincorporated Los Angeles County land and is not currently served by the Bureau of Sanitation. Since the proposed project would consist of single-family residences, a public park, and an equestrian facility, the Bureau of Sanitation would be responsible for refuse collection upon annexation of the property to the City of Los Angeles.

The facilities that would serve the project site are Sunshine Canyon Landfill, Calabasas Landfill, Bradley Landfill for green waste and horse manure, City Fibers for recycling, and Community Recycling for horse manure. Sunshine Canyon and Bradley Landfills are classified as major landfills, which include facilities that receive more than 50,000 tons of solid waste per year, and are classified as Class III since they are permitted to accept only non-hazardous wastes. In addition, there are three planned drop-off and recycling centers within the jurisdiction of the City of Los Angeles: the East Valley Bulky Item Drop-Off Center; the Lake View Terrace Green Recycling Operation; and the Sun Valley Recovery and Transfer Station. The Bureau of Sanitation also maintains a household and business hazardous waste program that has various drop-off locations. These hazardous waste drop-off locations are known as S.A.F.E. (Solvents/Automotive/Flammables/Electronics) Centers. The locations of the S.A.F.E. Centers relative to the project site and the various drop off times and days for businesses and residents are listed below in **Table 2**.

Table 2
S.A.F.E Centers for Residents and Business

S.A.F.E. Center Name and Location	Approximate Distance from the Project Sites	Residential Drop-Off Days and Times	Business Drop-Off Days and Times (available by appointment only)
Gaffey Street 1400 North Gaffey Street, L.A., 90731	50 miles	Friday–Sunday 9:00 AM–3:00 PM	1 st Wednesday of the month
Washington Boulevard 2649 Washington Boulevard, L.A., 90021	32 miles	Friday–Sunday 9:00 AM–3:00 PM	2 nd Wednesday of the month
Los Angeles–Glendale Treatment Plan 4600 Colorado Blvd., L.A., 90039	22 miles	Saturday and Sunday 9:00 AM–3:00 PM	Not Available
Hyperion 7660 West Imperial Highway, Gate B, Playa Del Rey, 90293	37 miles	Saturday and Sunday 9:00 AM–3:00 PM	3 rd Wednesday of the month
Randall 11025 Randall Street, Sun Valley, 91352	15 miles	Saturday–Monday 9:00 AM–3:00 PM	4 th Wednesday of the month
UCLA. 550 Charles E. Young Drive West, L.A., 90095	25 miles	Thursday–Saturday 8:00 AM–2:00 PM	Not Available

Source: Bureau of Sanitation. "S.A.F.E. Center Recycling"
http://lacitysan.org/solid_resources/special/hhw/safe_centers/index.htm

Improvements Required

As indicated in **Table 3**, the project is estimated to generate approximately 1,911 tons of solid waste per year. Assuming the City's existing 62 percent waste diversion rate, the quantity of solid waste expected to be disposed in landfills after project implementation would be approximately 727 tons per year. The existing uses on the project site do not regularly generate a considerable quantity of waste, nor is the waste generated by the uses served by the Bureau of Sanitation.

Table 3
Solid Waste Generation – Hidden Creeks Estates Project

Use	Units	Daily Generation Rate ¹ (lbs/day)	Generation (lbs/day)	Generation (tons/year) ²	Solid Waste Diverted (tons/year) ³	Solid Waste Disposed In Landfills (tons/year)
Single-family residences	188 du	12.23	2,299	420	260	160
Equestrian Facility	668,248 sf	0.005	3,441	628	389	239
Public Park	675,180 sf	0.007	4,727	863	535	328
Net Generation			10,467	1,911	1,184	727

¹ California Integrated Waste Management Board Estimated Solid Waste Generation Rates. <http://www.ciwmb.ca.gov/WasteChar/WasteGenRates>. If multiple factors for the same land use were available, the more conservative estimates were chosen. The factor for general commercial uses (5 lbs/1,000 sf/day) was used to estimate waste generated by the equestrian facility and the factor for general public/institutional uses (7 lbs/1,000 sf/day) was used for the public park.

² 1 ton = 2,000 lbs

³ Based on the 2002 California Integrated Waste Management Board Reviewed Diversion Rate of 62 percent.
du = dwelling unit; sf = square feet; lbs = pounds

The Bureau of Sanitation has indicated that the 25 equestrian lots could generate additional waste due to the caretaking of horses. However, this waste is anticipated to be green material, which can be composted or mulched on site. Additionally, the Bureau of Sanitation has recommended as mitigation that adequate manure containment and manure collection bins be used by the equestrian lots and that the equestrian facility coordinate the collection of any green material and manure with the Bureau of Sanitation.

Solid waste not diverted from landfills would be disposed of at one of two landfills: Calabasas Landfill, or Sunshine Canyon City/County Landfill. Sunshine Canyon has a closure date of December 31, 2037 and a daily permitted capacity of 12,100 tons. The 727 tons of solid waste generated annually by the project after diversion and requiring disposal would represent less than 1 percent of the permitted daily capacity at Sunshine Canyon. The project site is also within the Calabasas Landfill watershed and therefore, waste generated on site could also be disposed of at the Calabasas Landfill. **Table 4, Disposal Capacities of Primary Landfills Serving the Project Site** shows estimated existing capacity. However, the County has identified a shortage of permitted capacity and is exploring alternative technologies such as conversion technology and waste-to-energy facilities. Additionally, the County is encouraging further development of in-County facilities and adopting policies that support the use of out-of-County facilities such as Mesquite Regional Landfill.

Table 4
Disposal Capacities of Primary Landfills Serving the Project Site

Landfill Site	Location	Daily Permitted Capacity (tons) ¹	2009 Annual Disposal (million tons) ²	2009 Remaining Permitted Capacity (million tons) ³
Sunshine Canyon City/County	Sylmar	12,100	2.4	80.6
Calabasas	Agoura	3,500	0.3	7.5
Total			2.7	88.1

^{1,2,3} County of Los Angeles, Count Integrated Waste Management Plan 2009 Annual Report.

To ensure that sufficient landfill capacity exists to serve the project, the following mitigation measures have been incorporated into the project:

- At the newly constructed equestrian facility and on the residential equestrian lots, adequate runoff containment shall be provided to ensure that manure generated by the 25 residential equestrian lots and equestrian facility does not wash out into neighboring streams, canyons or storm drains. Brown bins with appropriate manure disposal instructions shall be supplied to all equestrian lots for collection of the manure.
- The collection of green material and horse manure from the equestrian center shall be provided at a cost based on tonnage generated and frequency of collection.
- At least two months prior to project occupation, notice of project occupancy shall be provided to the Bureau of Sanitation. During this time, the new solid waste collection route shall be prepared and be incorporated into the Bureau of Sanitation's Geographical Information System (GIS) collection routing system.
- The Bureau of Sanitation shall hold a meeting with the Hidden Creeks Estates Homeowners Association at least twice per year to promote the importance of proper recycling, contamination reduction in the recycling bin and greenwaste bin, and the source reduction of waste.

Timeframe for Extension of Service

The City of Los Angeles Bureau of Sanitation will assume full responsibility for providing solid waste services to the Hidden Creeks Estates area upon recordation of the Certificate of Completion of the annexation.

The City of Los Angeles Bureau of Sanitation will coordinate the change in solid waste service providers with the existing property owners prior to recordation of the Certificate of Completion.

Financing of Service

The Solid Waste Collection, Transfer, Recycling, Recovery of Waste Resources and Disposal Fee is imposed on all single-family dwellings in the City for which the City provides refuse collection services. This fee will be billed and collected on a monthly basis from all customers within Hidden Creeks Estates project. The revenue generated by the fee is deposited in the Solid Waste Resources Revenue Fund. Funds are used for all costs of the City's solid waste collection, recycling, and disposal activities including salaries, landfill costs, and equipment. In FY 2011/2012 the total revenue for the Solid Waste Resource Revenue Fund is anticipated to be \$357,149,168, an increase of 32 percent over the 2010/2011 revenue of \$268,627,044. However, the actual FY 2011/2012 could be less than the current projection. Residents of the 188 single-family residences would be required to contribute to the Solid Waste Resources Revenue Fund.

STREET LIGHTING SERVICES

Current Level of Service

The proposed Hidden Creeks Estates project site, which is located in unincorporated Los Angeles County, is not currently serviced by Los Angeles Department of Water and Power (LADWP) for electricity or other services. Additionally, no street lighting, transmission lines, or distribution infrastructure exists on the project site.

Improvements Required

Street lighting will be included in the Hidden Creeks Estates project and along the Mason Avenue Extension. Upon annexation, these street lights would be maintained by the LADWP Bureau of Street Lighting.

Timeframe for Extension of Service

The LADWP Bureau of Street Lighting will maintain street lighting upon recordation of the Certificate of Completion of the annexation. All street lighting will be installed by the Hidden Creeks Estates project developer in accordance with the City's street lighting standards.

Financing of Service

The City of Los Angeles' policy for financing maintenance of street lighting systems require adjoining benefiting property owners to bear the one-time cost of installation and annual operation and maintenance through a special assessment. All street lighting will be installed by the Hidden Creeks Estates project developer in accordance with the City's street lighting standards.

After the lighting system has been placed in service, property owners are billed annually, as part of their County tax bill, for their share of the maintenance costs of the system, including but not limited to electrical energy, maintenance, and repairs. The average cost for a modern lighting system is approximately \$69 and the average cost for an ornamental lighting system is \$93. These rates are based on prevailing electrical rates and other maintenance costs. The existing special-tax assessment for street light maintenance will pay for the cost of the service required.

WATER SERVICES

Current Level of Service

Water services are not presently being provided to the annexation area and no conveyance infrastructure exists on the project site. The existing uses on the property are served by two existing on-site water wells. The LADWP would be the water provider to the project site upon annexation of the property into the City of Los Angeles. The project site would be added into the LADWP 1750 service zone. There is an existing 24-inch waterline beneath Sesnon Boulevard that supplies water to Tract 45297, the area east of Mason Avenue in the Porter Ranch community, and future Tract 50505, the area west of Mason Avenue. A 12-inch waterline beneath Mason Avenue connects the Sesnon Boulevard line with a water point of connection, which exists at the intersection of Mason Avenue and Via Galileo. Adjacent to the water tank in the northeastern corner of Tract 45297 is the Hydropneumatic Pump Station that controls the water distribution based on demand. A second water tank location is planned in the northeastern corner of future Tract 50505.

LADWP, which services an area totaling 465 square miles, operates its distribution system inside the City of Los Angeles. LADWP's Water Operating Division, under authority extended by the Board of Water and Power Commissioners, owns, operates and maintains all water facilities within the City and is responsible for ensuring that the delivered water meets all applicable state quality standards.

In order to analyze the future reliability of its supplies, LADWP has prepared an Urban Water Management Plan (UWMP). In the UWMP, water suppliers must describe water supply projects and programs that may be undertaken to meet the current and projected total water use of the service area. The 2005 UWMP indicates that LADWP is planning for future growth of the population in its service area. According to UWMP projections, water demand by the year 2030 will be 776,000 acre-feet per year (afy), or 690 million gallons per day, a 17 percent increase from current demand. The plan for meeting the increasing demand for water relies on continued conservation measures, increased use of recycled water, as well as reliance on the three primary sources of water – the Los Angeles Aqueduct, local groundwater, and MWD purchases. LADWP estimates that the long-term safe yield of its existing water supplies

including recycled water is approximately 383,950 afy, which is an adequate amount to serve City needs through 2030.

While current supplies meet the City's water demands, conservation has been and continues to be an important aspect of water supply planning.

Improvements Required

The Hidden Creeks Estates project site is currently located outside of the incorporated boundaries of the City of Los Angeles and water service is not currently provided by LADWP or any other public water agency. LADWP has consulted with the Hidden Creeks Estates project developer and determined that the annual water use for the project will be approximately 380 acre-feet per year. The project developer will enter into a Water Supply Agreement with the LADWP prior to recordation of the final tract map to ensure LADWP will have an adequate water supply to meet the needs of the project and mitigate any potential impact related to water supply and availability.

LADWP is working with the project applicant to finalize the planning of improvements to provide water service to the project site. The Hidden Creeks Estates project site will require the use of a pump station, which could be built adjacent to the Hydropneumatic Pump Station in the northeastern corner of Tract 45297 in Porter Ranch. This would require the construction of a service line from that facility through Tract 45297 to Mason Avenue and then north to the new water tank proposed along the Mason Avenue extension.

As required by LADWP and the LAFD, the water tank to be constructed as part of the project will be required to have a minimum capacity of 1 million gallons with additional capacity, if necessary, to meet fire flow requirements. LAFD would require a fire flow of 4,000 gallons per minute (gpm), which has the potential to increase the size requirements of the tank. LADWP has indicated the existing 12-inch service line in Mason Avenue has sufficient capacity to provide the flows required by the project with the incorporation of additional system improvements as determined by LADWP.

All required infrastructure improvements would be installed within the alignment of the proposed Mason Avenue extension and in the streets within Hidden Creeks Estates by the project developer in accordance with LADWP standards.

Timeframe for Extension of Service

The LADWP will provide water services to the Hidden Creeks Estates area upon recordation of the Certificate of Completion of the annexation.

Financing of Service

The LADWP is one of three proprietary departments in the City of Los Angeles. Unlike the 36 departments, bureaus, and offices for which funds are budgeted annually by the Mayor and City Council, proprietary departments are governed by Commissions that are financed solely by revenue generated from their operations.

LADWP is governed by a five member Board of Water and Power Commissioners that are appointed by the Mayor and confirmed by the City Council for five-year terms. LADWP's operations are financed solely by the sale of water and electric services. Capital funds are raised through the sale of bonds and LADWP does not receive any tax support. As a revenue-producing department, LADWP transfers approximately 7 percent of its annual estimated electric revenues and 5 percent of its water revenues to the City General Fund.

Capital costs to finance facilities for the delivery of water supply to LADWP's service areas are supported through customer-billed water rates, which are billed and collected on a monthly basis. The water rate structure contains water procurement adjustments under which the cost of purchased water from MWD, demand-side management programs, which includes water conservation programs, and reclaimed water project are recovered. In addition, the rate structure contains a water quality improvement adjustment to recover expenditures to upgrade and equalize water quality throughout the City of Los Angeles and to construct facilities to meet state and federal water quality standards, including the payment of debt service on bonds issued for such purposes.

WASTEWATER SERVICES

Current Level of Service

The Hidden Creeks Estates project site is currently located within an unincorporated portion of Los Angeles County. The existing uses on the project site are not currently served by a formal wastewater collection system. However, upon annexation of the project site into the City of Los Angeles, wastewater collection and treatment would be managed by the Los Angeles Department of Public Works (LADPW) Bureau of Sanitation.

The LADPW Bureau of Sanitation is responsible for wastewater collection and treatment in the City of Los Angeles. The Bureau maintains 6,700 miles of sewers in a 600-square-mile service area. These pipelines carry an average of 400 million gallons per day (mgd). The Bureau of Sanitation is also responsible for system maintenance, including channel and debris basin cleaning, catch basin overflow

3.0 Services Required by the Project

control, basin and sewer repair, roach/rodent abatement, sewer odor control, sewer service charge adjustment, sewer spill and stoppage repair, standing water control, and storm drain maintenance.

The LADPW requires that the wastewater of a new development connect to the City's existing sewer system. Any developer constructing a new sewer line is required to coordinate the construction and dedication of any such sewer with the LADPW for future operation and maintenance. It would then be the responsibility of the LADPW to upgrade the wastewater collection and treatment systems by providing relief for existing trunk lines nearing capacity and expanding treatment facilities.

The existing sewer system existing in the project vicinity consists of three 8-inch pipelines beneath Via Galileo, Via Medici, and Via Cellini, respectively in Porter Ranch. The sewage lines beneath Via Galileo and Via Medici feed into an 8-inch line on Via Palladino, and ultimately into the 8-inch line below Via Cellini. Sewage then flows into a 10-inch line along Via Cellini, followed by a 10-inch line below Via Donatello. This connects to an 8-inch line along Porter Ranch Drive and then a 12-inch line below Mariposa Bay Lane. Finally, sewage flows to an 18-inch line below Rinaldi Street. The current flow levels of these pipes cannot be determined as they are due for gauging. The design capacities at a 50 percent depth to diameter ratio are:

- Via Galileo 8-inch: 280,862 gallons per day (gpd)
- Via Medici 8-inch: 421,293 gpd
- Via Cellini 8-inch: 501,430 gpd
- Via Palladino 8-inch: 1.12 mgd
- Porter Ranch Drive 8-inch: 362,591 gpd
- Via Cellini/Via Donatello 10-inch: 371,894 gpd
- Mariposa Bay Lane 12-inch: 1.49 mgd
- Rinaldi Street 18-inch: 1.41 mgd

This system is currently designed for a maximum flow of 475,000 gpd. Based on gauging information provided by the Bureau of Sanitation, the 8-inch lines are currently flowing at approximately 44 percent capacity and the 18-inch line is approximately at 31 percent capacity.

The Bureau operates four treatment and reclamation plants that are responsible for the removal of potentially harmful pollutants before effluent is discharged into the environment or recirculated as reclaimed water. Most sewage generated by the City ultimately flows to and is treated at the Hyperion Wastewater Treatment Plant (Hyperion) located in Playa del Rey. Hyperion also treats wastewater from

several contract cities as well as unincorporated portions of Los Angeles County and other contract agencies. Hyperion can accommodate a dry weather flow of 450 million mgd and wet weather flow of 850 mgd. Currently, Hyperion treats an average flow of 340 mgd, which is 110 mgd below dry weather capacity. The unused capacity is partly due to water conservation measures now required as part of the City of Los Angeles Uniform Building Code, as sewer flows are directly proportional to water usage.

The Hyperion service area includes two inland reclamation plants: the Los Angeles/Glendale Water Reclamation Plant (LAGWRP) in Los Angeles and the Tillman Water Reclamation Plant (TWRP) in Van Nuys. These plants partially treat upstream flows generated by urban uses in the San Fernando Valley and route the partially treated flows to Hyperion. The LAGWRP, which opened in 1976, is capable of processing approximately 30 mgd of wastewater, while the TWRP, which opened in 1985, can treat 80 mgd of wastewater. Finally, the Terminal Island Treatment Plant (TITP), which resides in and services the Los Angeles Harbor area, started operating in 1935 and has the capacity to treat 45 mgd. Together the LAGWRP, TWRP, and TITP produce over 80 mgd of reclaimed water. Reclaimed water is highly treated wastewater that can replace potable water in landscape, golf course, and agricultural irrigation and some industrial-commercial applications.

The proposed project would discharge its wastewater to the Reseda Sanitation Treatment Facility, which has a current maximum capacity of 80 million gpd with current flows totaling 60 million gpd. Flows from this plant are then directed to the Hyperion, which has a maximum capacity of 450 million gpd.

Improvements Required

The project is estimated to result in gross wastewater generation of approximately 96,126 gpd, or 35.1 million gallons per year. The existing uses on the project site do not regularly generate a considerable quantity of wastewater, nor is the wastewater generated by the project managed by the Bureau of Sanitation.

As shown in **Table 5**, the estimated wastewater generation for the project is anticipated to be approximately 96,126 gpd. Hyperion, which ultimately treats the City's sewage, is operating at 110 million gpd below capacity. The projected 96,126 gpd of wastewater generated by the project represents less than 0.1 percent of this excess capacity. Based on the results of the gauging described above, the Bureau of Sanitation has indicated that the existing sewer system may be able to accommodate the project's anticipated wastewater flow; however, the local 8-inch line serving the project site may have insufficient capacity. Therefore, as part of the project, the project applicant shall install any required upgrade, such as a secondary line connecting to the nearest 18-inch line, in order to accommodate the project's wastewater flow as deemed necessary by the Bureau of Sanitation.

Table 5
Wastewater Generation – Hidden Creeks Estates Project

Land Use	Quantity	Generation Factor¹ (gpd/per unit)	Daily Generation (gal/day)	Annual Generation (million gal)
Single-Family Residences	188 du	330	62,040	22.6
Equestrian Facility	688,248 sf	0.025	17,206	6.3
Public Park	675,180 sf	0.025	16,880	6.2
Net Generation			96,126	35.1

¹ Source: Written correspondence from Adel Hagekhalil, Division Manager, Wastewater Engineering Services Division, LADWP Bureau of Sanitation, February 7, 2007.

gal = gallon; du = dwelling unit; sf = square feet.

As part of project implementation, the project applicant would be required by the City of Los Angeles to pay sewage connection fees based on the number of plumbing fixtures associated with the proposed project. In addition, the applicant would be required by the City to pay sewage facility charges that allow the project to pay its share of the cost of treatment facilities. The sewage facility charge is collected by the City of Los Angeles from owners and developers of new land uses within the City. The following mitigation measure has been incorporated into the project to reduce potential impacts.

- The project applicant, in conjunction with the Bureau of Sanitation, shall incorporate required upgrades based on the result of the gauging being done by LADPW, Bureau of Sanitation.

Timeframe for Extension of Service

The LADWP, Bureau of Sanitation, will provide wastewater collection and treatment services to the Hidden Creeks Estates area upon recordation of the Certificate of Completion of the annexation. As no service currently exists on site, all infrastructures will be installed after project grading and prior to paving the new roadway by the project developer at the developer's cost.

Financing of Service

The City of Los Angeles Bureau of Engineering collects a Sewer Facilities Charge at the time connection is made to the City's sewer system. This charge is collected as authorized by Section 64.11.2 of the Los Angeles Municipal Code to pay for the cost of design and construction of the all sewer facilities (local, collector, interceptor, outfall sewers, and treatment plants) needed to provide service.

The City of Los Angeles collects a Sewer Service Charge as part of the monthly Department of Water and Power bill that will cover the cost of providing wastewater collection and treatment services to the Hidden Creeks Estates project.