

Juan Padilla

Fire Prevention Division

Los Angeles County Fire Department

I am writing you on behalf of the Westhills Homeowners Association (WHA) to request an update on the status of the EIR required review of the Fire Department's 2007 approval of a 25-home development on the Randiwood Keystone property in Westhills. We agree that such a reevaluation is appropriate in view of the latest understanding of the devastating wildfire behavior in Southern California.

We were happy to see that you attended our Zoom Presentation on why Westhills Randiwood Keystone's 58 acres in a VHFHSZ must not be developed and therefore already aware of our position.

Since then, a LA County requested study was completed and a report: "Final Recommendations to Reduce Wildfire Risk to Existing and Future Development: **Los Angeles County, California**" was published on December 2020. The results and recommendations of this study are consistent with the most recent of the vast amount of published wildfire literature as well as our position of no further development in Westhills which is in a VHFHSZ or what is simply called a FHSZ in the Report. As you know this report was done under the auspices of the internationally recognized Community Planning Assistance for Wildfire Program.

We know that, as one of the Report's several acknowledged collaborators, you are fully aware of this study, but would like to specifically call your attention to page 16 (attached) where we highlighted the recommendations to change Title 21 (Subdivisions) of the County Code, Section 21,24,020.

If the County adopts these recommendations, any development of Randiwood Keystone would be a violation of the Code. Specifically, our Community of 175 homes already substantially exceeds the recommended Code maximum of 75 allowable dwellings on a single access road which passes through a Fire Hazard Severity Zone (FHSZ). (Note that the Report recognizes that a road simply passing through a FHSZ is a substantial risk to a safe evacuation.)

We look forward to seeing the results of your review,

Bob Lancet, Fred Beck, Phil Shapiro and Cyrus Tabibian

Members of the WHA Board of Directors