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LA County Dept. of Regional Planning
320 W. Temple Street, 13th Floor
Los Angeles, CA 90012
Attn: Foothills Section (Jolee Hui), re: Middle Ranch
Via email jhui@planning.lacounty.gov

May 5, 2025

Argyle Civic Assn.
Beachwood Canyon NA
Bel-Air Assn.
Bel-Air Hills Assn.
Bel Air Knolls Property Owners
Bel Air Skycrest Property Owners
Benedict Canyon Association
Brentwood Hills Homeowners
Brentwood Residents Coalition
Cahuenga Pass Property Owners
Canyon Back Alliance
Crests Neighborhood Assn.
Dixie Canyon Assn.
Doheny-Sunset Plaza NA
Encino Property Owners
Franklin/Hollywood West Res.
Franklin Hills Residents Assn.
Friends of Walnut Canyon
Highlands Owners Assn.
Hollywood Dell Civic Assn.
Hollywood Heights Assn.
Hollywoodland HOA
Holmby Hills Homeowners Assn.
Kagel Canyon Civic Assn.
Lake Hollywood HOA
Laurel Canyon Assn.
LFIA (Los Feliz)
Mountaingate
Mt. Olympus Property Owners
Mt. Washington Homeowners All.
Nichols Canyon NA
Oak Forest Canyon HOA
Oaks Neighborhood Assn.
Outpost Neighborhood Assn.
Pacific Palisades Res. Assn.
Residents of Beverly Glen
Save LA River Open Space
Save Our Canyon
Shadow Hills POA
Sherman Oaks HOA
Studio City Residents Assn.
Sunset Hills HOA
Sunshine Hills Residents Assn.
Upper Mandeville Canyon Assn.
Upper Nichols Canyon NA
Whitley Heights Civic Assn.

Re: Middle Ranch CUP OPPOSED

Dear M. Hui:

The Hillside Federation, representing 46 resident and homeowner associations with approximately 250,000 constituents spanning the Santa Monica Mountains, has a long history of supporting wildfire safety in our hillsides. Consistent with the Hillside Federation's mission to encourage and promote those policies and programs which will best preserve the natural topography and wildlife of the mountains and hillsides for the benefit of all the people of Los Angeles, the Federation opposes the proposed CUP for Middle Ranch which would turn the A-2-1 heavy agriculture zoned area into a major event site.

The proposed CUP appears to be a disaster waiting to happen. The Middle Ranch is located in a Very High Fire Hazard Severity Zone. Middle Ranch is located on Little Tujunga Canyon Road which is an extension of Osborne Street. There is only one way out. If a wildfire should occur, how would the Ranch evacuate the 225 guests? How would they evacuate the Ranch horses? The road will already be filled with existing residents and animals who must evacuate.

To compound the problem, alcohol will be served at these events. Guests are likely to be smoking outdoors at these events as well. It is a recipe for disaster.

It is unconscionable for the County to permit such uses in this particular location with its known hazards. Imagine the liability the County would face should anyone be killed or the loss of property in the event of a fire. It is a cost no one can afford.

All the science regarding urban/forest interface says that you should reduce the number of people in such an area, not increase the number because fires tend to be caused by humans.

The Hillside Federations strongly urges the County to reject the proposed Middle Ranch CUP.

Sincerely,

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Alan Kishbaugh
Steve Twining
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Brian Moore
Gordon Murley
Polly Ward