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12/22/2008

cc. Susan Callery & Rodney Collins DTSC, Christina Walsh Cleanuprocketdyne dot org and
Los Angeles City Council District 12, Mr. Greig Smith

re. CPC-2007-237-GPA-ZC-CU-SPR and ENV-2006-10437-MND, of Corporate Pointe at West Hills (CPWH)
A.K.A. Atomics International, Hughes Missile Systems, TRW, Bunker Ramo, De Vry and Raytheon

Dear Mr. Glick,

We need to fully understand the past operations of the above referenced site in order to remedy the Areas of Concern (AOC) before any approvals or revisions to the Zone, General Plan, Site Plan Review, CUP or any potential to disturb soil or groundwater is implemented.

I would like to submit this webpage into the record...

<http://www.acmela.org/atomicinternational.html>

You will find many Environmental Studies done on the above said property over the last 30 years. Many have not yet been "Clean-Closed"



Atomics International (AI) a division of Rocketdyne, parent of The Boeing Company leased space from Thompson Ramo Woolridge (TRW) the original owners of the CPWH. We have requested the operational records be obtained along with lists of radioisotopes used and in what building.

In the book "Rocketdyne - Thirty-Five Years in Power for America" published in 1990, Under an AI section on page 40 it states "facilities were also leased from Thompson Ramo Woolridge in its complex at Fallbrook Avenue and Roscoe Boulevard. The leased facilities housed the division's Research Department, along with part of the engineering and power reactor development departments." This proves the fact we are dealing with a nuclear issue and the results from the Los Angeles Regional Water Quality Control Board (RWQCB) letter on October 21, 2008 to Mr. Daniel Samorano of Raytheon could possibly be contamination from AI and are not to be taken lightly.

http://www.acmela.org/images/11-19-2008_Radioactivity_at_Hidden_Lake_and_Hughes_Raytheon_ACME_Aerospace_Cancer_Museum_of_Education.pdf

The Aerospace Cancer Museum of Education has received a purchase invoice for Atomics International in Canoga Park with a List of Radionuclides that need to be considered if a Zone Change is enacted. The Current Agricultural Zone requires a higher standard for clean up which is needed at a site that had licenses for

Ba-144:

http://www.cekert.kth.se/nuclear_power/virtual/nobel_showcase/ba144_beta_decay_animation.html

FISSION BY-PRODUCT OF PLUTONIUM: One of the most probable heavy fission fragments of ^{235}U -fission is ^{144}Ba (Barium). ^{144}Ba is not stable, and similarly to its lighter companion ^{89}Kr (Krypton) it beta-decays very fast, through consecutive emissions of electrons and anti-neutrinos to very, very long-lived ^{144}Nd (Neodymium)

Ce-144:

http://www.scorecard.org/chemical-profiles/summary.tcl?edf_substance_id=14762-78-8

CESIUM-144 (CARCINOGEN): MAP OF CHERNOBYL FALLOUT OF Ce-144:

<http://nuclear.ntua.gr/apache2-default/radmaps/ce144.html>

Cs-137:

CESIUM-137 (COMES ALONG WITH STRONTIUM-90 IN SIMILAR AMOUNTS; FALLOUT

PRODUCT; POINT OF CONTENTION IN RUNKLE)

<http://en.wikipedia.org/wiki/Cesium-137>

Co-58:

COBALT 58 - SUPER HOT WITH SHORT HALF LIFE;

http://www.stanford.edu/dept/EHS/prod/researchlab/radlaser/RSDS_sheets/Co-58.pdf

H-3: tritium (heavy water used at Area IV of the SSFL in significant amounts)

Fe-59:

IRON-59; 44.5 DAY HALF-LIFE; Carcinogen;

<http://jnm.snmjournals.org/cgi/reprint/5/1/40.pdf>

Kr-85:

KRYPTON-85: HALF LIFE OF 10.7 YEARS;

<http://en.wikipedia.org/wiki/Krypton-85> - "However, since the mid-1940s, much larger quantities have been artificially produced as a product of nuclear fission." AND "About 5 million curies of the isotope was released into the atmosphere as a result of nuclear weapons tests between 1945 and the end of atmospheric testing in 1962. The 1979 accident at the Three Mile Island nuclear power plant released about 50,000 curies of Kr-85 into the atmosphere [3] and the Chernobyl accident released about 5 million curies.[4] The atmospheric concentration of krypton-85 peaked in around 1970, when it reached around 10 picocuries per metre³. Since then the cessation of atmospheric weapons tests and the reduced production of plutonium has, because of the short half life of the isotope, led to a sharp reduction in the atmospheric concentration, according to the ANL factsheet.

For wide-area atmospheric monitoring, krypton-85 is the best indicator for clandestine plutonium separations.[5]

A large nuclear power plant produces about 300,000 curies of the isotope per year, most or all retained in the spent nuclear fuel rods. Nuclear reprocessing currently releases Kr-85 to the atmosphere when the spent fuel is dissolved. It would also be possible to capture and store it as nuclear waste or for use."

Ag-110:

SILVER-110; <http://adsabs.harvard.edu/abs/2004PhRvB..69g5408W> - FILM COATING FOR AERODYNAMIC SURFACES

Tc-99:

<http://en.wikipedia.org/wiki/Technetium> -"Tc (technetium-99m) is used in nuclear medicine for a wide variety of diagnostic tests. 99Tc is used as a gamma ray-free source of beta particles."

Zn-65:

ZINC-65; HALF-LIFE 245 DAYS; CARCINOGENIC

Zr-95:

Zirconium-95; FOUND IN FALLOUT SO FISSION BY-PRODUCT; CARCINOGENIC;

Si:

<http://en.wikipedia.org/wiki/Silicon> AND <http://www.webelements.com/silicon/>

EPA's Regional Water Board was ordered to do quarterly monitoring of the rads-They didn't- and in fact all mention of radiological findings were never mentioned again in the last ten years.

EPA's Department of Toxic Substance Control walked away from the project ten years ago and the owners developed and graded at will with no oversight. DTSC later told Community Members that they were understaffed. Recently a parking garage was built over an "Area of Concern" and a monitoring well was buried. The neighborhood was covered with dirt and dust for over a year. The neighboring community of Hidden Lake has groundwater contamination impacts and there is a lot of concern over the footings necessary for a high-rise building because of the shallow groundwater throughout the property.

On Monday, December 8, 2008 Trammell Crow scientists assured you, Mr. Glick, that there are various agencies, such as DTSC, who will oversee the environmental concerns and "they will be the checks and balance". The record shows that between 2006 and 2007, the parking lot was built with a building permit only. DTSC was not contacted. DTSC did not oversee the removal and disposal of possibly contaminated soil. This was in violation of DTSC's orders as mentioned in the attachment.

Please look at your City Planning proposal from the property owners requesting 4 things:

1. Pursuant to section 11.5.6 of the Municipal code, a General Plan Amendment to the Chatsworth-Porter Ranch Community Plan From Minimum Density Residential TO Limited Manufacturing Land use.

2. Zone change request from A1-1 to M1-1

3. Conditional use permit CUP because their request DOES NOT COMPLY with the current restrictions of hours 7am-11pm and exterior walls consisting of at least 50% windows

4. Site Plan Review Approval for a project that will result in more than 50,000 more non-residential floor area (they are asking for 200,000)

This community plan change is needed for them because otherwise, their project is in violation of the Community Plan. We need to think about why, and what they are asking for, and what the ramifications are for the next developer or what they might do down the line. It is of great concern and nobody seems to know. How does Greig Smith feel about this? Does he really know?

The request to change the General Community Plan designation for Chatsworth/Porter Ranch to "Light Industrial" from "low density residential" is a significant designation change that will be permanent and will lower the expectation of residential "quality of life" for the entire community. It's just like when they said, "we want manufacturing zoning even though we don't want to manufacture." It's not honest and we need to understand the reasons in detail before we allow a change like this.

The property owners are said to be adding 200,000 sq ft non residential and we all need to clearly understand that just because they build something, doesn't mean it will be filled with jobs. Companies are not expanding, they are downsizing and they already have a building they can't fill and it's not because of zoning!!! But, let us focus on Health Issues.

Cleanup to be sure, is done to the "intended land use" so no matter what happens, it hasn't been a corn field for a long time. However, the zoning will trigger the action levels in sampling and step-outs which can mean that under one scenario, a detect will trigger more work, more characterization, whereas in the other, it might not get the same attention. While it is a science, it is a much softer science with politics and regulations triggering key decision points as opposed to the science standing on its own. It is extremely important to remember that zoning dictates land use and this change will allow for future manufacturing and a much lesser degree of interpreted need for protection. We need to all remember how many times this place has turned over, redeveloped, ALL under the radar. The fact that the prior Building of a parking lot and ignoring the q conditions set forth, is profoundly important to be reiterated because it illustrates very clearly that a re-zone with q conditions do not adequately protect the public when someone "Bends" the Rules. If they say they want to build a corporate park, then they should be asking for corporate zoning, not manufacturing.

Their reasoning from the start for the zone change is that the city "doesn't like q conditions and variances and wants uniformity" but this is a change with an immediate q to undo the manufacturing part of the manufacturing zoning designation.

We now know FOR A FACT that Atomics International used this location, and that has not been readily made available to the public despite months of expressed concerns for this...is HUGE and it illustrates that there are even more unanswered questions than we even realized.

Let's look at something else...

Tank T-3 was a large waste storage unit on the border of the Reservoir that leaked. It was licensed under the Resource Recovery and Conservation Act or RCRA and was supposed to have RCRA oversight over closure. They didn't close the tank legally. This may be the area where 5 acres of soil was removed and backfilled with concrete. Ratheon has to do it over, and we are still waiting.

With all the information we have gathered about records being destroyed because of Radiological Contamination we must assume that the above elements were used at the Fallbrook and Roscoe Facilities and before any approvals or revisions to the Zone, General Plan, Site Plan Review, CUP or any potential to disturb soil or groundwater is to be at highest priority.

We do not want to risk the health of these neighbors anymore.

Thank you in advance for all your work on these issues.

Take care,

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