

Corporate Pointe Zoning Request

CPC-2007-237-GPA-ZC-CU-SPR Christina Walsh

cleanuprocketdyne.org and ACME the Aerospace Cancer Museum of Education

12/22/2008

Tom Glick
Los Angeles City Planning Department
6262 Van Nuys Boulevard, Suite 430
Van Nuys, California 91401

Dear Mr. Glick,

I agree whole-heartedly with Hank's very concise assessment of where we stand today, and have a few additional concerns I would like to emphasize, but first, I would like to re-submit our original comments on the MND issued for the site for reference.

http://cleanuprocketdyne.org/documents/curo_eir/MNDCommentsTrammelCrow.pdf

It has been stated that because the letter we refer to in our report, that was written by Phil Chandler of DTSC is several years old, it should not be considered. The age of this letter is part of our point. These issues have gone unresolved and have NOT been adequately addressed by any means. In fact, it is widely acknowledged at DTSC that the ball on this project was indeed dropped by both DTSC and the Waterboard and so these continued concerns that are not addressed by any factual or substantive data, and the fact that Q conditions were totally ignored during the building of the recent parking garage on the property, underscore the need for a substantive EIR for the site and that the MND designation was and is entirely inappropriate.

In addition to our stated environmental concerns from the operations at the site, which have recently been confirmed to include the leasing to Atomics International for their reactor research and development departments (submitted for the record by William Preston Bowling). This further emphasizes the fact that contaminants discovered over the years through the diligent efforts from community residents like Bonnie Klea and others, cannot be explained away as lab anomalies or otherwise. These radionuclides that were found on the property are indeed consistent with the operations that took place at least in those portions of the site, therefore need to be remediated as related activities from prior ownership of the site. These issues need to be resolved first, not after the fact. That is how we came to be in this position in the first place. We need proper characterization BEFORE any decisions on zone change or new development can be properly assessed.

The sewer line has not been adequately addressed. This pipeline has carried contaminants from sink traps where solvent use and "reactor research" took place. Any break over the years would have caused contamination to migrate to other areas. This has not been adequately studied, and with the new information about contaminants in Hidden Lake, it is necessary from a public health stand-point, to properly characterize these areas for VOCs and radionuclides related to these operations. For this reason, all COCs related to the SSFL site should be screened for here.

ACME Aerospace Cancer Museum of Education

23350 Lake Manor Drive, Chatsworth, CA 91311 museum: 8187126903 web: acmela.org

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The zoning change is more than just a change. I don't believe it is adequately understood by surrounding communities that this request also included a request to amend the General Community Plan for Chatsworth/Porter Ranch from low-density residential to MANUFACTURING. This can have a profound impact on our real estate values, with special emphasis to the large RESIDENTIAL expansion in Porter Ranch and Chatsworth that will not want to be designated as MANUFACTURING. These are large scale plans that can be impacted by a decision made for this site. It is inappropriate to allow such a decision to move forward without a proper hearing to emphasize that change, with notice to all residents within the Chatsworth/Porter Ranch Community Plan which we are told includes West Hills which is entirely residential, with the exception of this particular property and planned retail as is typical for a bedroom residential community.

The fact that the request is necessary for them to continue with their plans for Corporate Pointe adds further concern about their claim that they won't add manufacturing to the property. The community has already seen the impacts of the 3rd worst nuclear accident in the history of nuclear work, and have no intention to allow further contamination of our communities. If they are not going to add manufacturing tenants, then what is the reason for this request. I don't believe that this has been adequately explained to this community, nor to the other communities that will be impacted by this decision, should it be approved.

Please provide a fact sheet to this community on the impacts and uses of such a community designation in the "community plan" so that we can properly comment and participate in the public process that affects us all.

Finally, I would like to make a small point about the discussion on the "gated community" and traffic impacts. I do not live in Hidden Lake (the gated community) but I do live north of Roscoe in that same pocket where we have only an exit to the south because the Chatsworth Reservoir sits to the north and blocks access. For this reason, it is very hard for us to get in and out of our communities, onto Roscoe Boulevard, where we have a long light (Woodlake and Roscoe) that we sit forever at, but at Hidden Lake, they do not have a light and therefore have to rely on breaks in the traffic (which there are very few at those peak hours) making it dangerous to get in and out. You really have to hit the gas! Anyway, I just wanted to see if I could clarify that point.

Thanks in advance for your careful consideration of these important matters.

Sincerely,

Christina Walsh
cleanuprocketdyne.org - founder/director
ACME Aerospace Cancer Museum of Education - co-founder

cc: Susan Callery DTSC, Rodney Collins DTSC, Los Angeles City Council District 12, Mr. Greig Smith

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