



Santa Susana Mountain Park Association

Dedicated to the Preservation of the Simi Hills and Santa Susana Mountains

P.O. Box 4831
Chatsworth, CA 91313-4831
ssmpa.com

February 3, 2016

To:

Kathryn Barger: info@kathrynbarger.com 515 S. Figueroa St, 16th Floor, Los Angeles CA 90071

Elan Carr: info@elancarrforcongress.com

Mitchell Englander: <mailto:info@mitchellenglander.org> P.O. Box 33023 Granada Hills, CA 91394

Bob Huff: 981 West Arrow Highway #475 San Dimas, CA 91773

Billy Malone: billy@maloneforsupervisor.com

The **Santa Susana Mountain Park Association (SSMPA)** was formed in 1971 when developers threatened an historic parcel of land in northwest San Fernando Valley. That property today, as a result of SSMPA's decades-long work, is the Santa Susana Pass State Historic Park, which includes a National Register of Historic Places stagecoach route and multiple other historic sites.

SSMPA continues to advocate for open space today and monitors nearby projects.

Our organization mails a quarterly newsletter to about 700 members and followers. We would like 5th District Supervisor candidates to respond to a few questions of particular interest to our group. We will publish our questions and your responses in our newsletter in the near future.

The six projects below affect open space and/or public health and safety in and near northwest Los Angeles County. Please summarize your position on each project and describe, as appropriate, what action steps you may take relating to each project.

1. Rim of the Valley federal study

- a. Which alternative do you prefer?
- b. What action steps will you pursue to advance your preference when you become Supervisor?

2. Aliso Canyon Gas leak

- a. What action steps would you take regarding this local disaster?
- b. Should part of the answer be to rule out development next to this facility?
- c. When considering a new residential project or commercial area, what distance from the nearest gas well seems appropriate to ensure public safety and health?
- d. About three years ago, the facility applied to double its compressor capacity. Now that the maintenance deficiencies in the project are known, should that approval be reconsidered?
- e. Would you support full shut down of the site due to the extensive residential housing that has been built near it?
- f. What would your approach be to this?

3. Hidden Creeks development

This proposed project would access its 188 homes by driving over some of Southern California Gas Company's property. The City of Los Angeles planning staff approved the project December 11, 2015. The land is in the County and still would need to be transferred to the City. The land includes blue line streams and very significant oak woodlands, threatened species, and is adjacent to County SEA's (but curiously is not included in them, based on what we can determine).

- a. What is your position on this project?
- b. Given the now-disclosed problems at Aliso Canyon, would you support or work to stop this development?
- c. What action steps would you take?

4. Landfill

Slightly to the north and west of the Hidden Creeks property, in Los Angeles County, is a major dirt and construction landfill operated by a private party with no legal permit. Up to 100 trucks a day have been going in full and coming out empty for months and months. The picture on page 3 is from early January 2016. This is in north Browns Canyon (the north side of De Soto).

- a. What action steps would you take to halt this operation?
- b. What action steps would you take to remediate the land?

5. Deerlake Ranch

About a half mile west of Hidden Creeks is an approved project for 314 homes called Deerlake Ranch. Developers are just now beginning to grade after approval of the project, about 10 years ago. One of the incentives offered to the County for approval was to put sewers into the nearby community of Twin Lakes.

- a. Do you support proceeding with this development now that the Aliso Canyon facility has raised health and safety concerns in the area?
- b. What action steps would you take regarding development of Deerlake Ranch.

6. Santa Susana Field Laboratory (SSFL) Cleanup

SSFL is in west San Fernando Valley, Ventura County. The NASA and DOE parcels are being cleaned up to a "background" level that requires all contaminants to be removed based on a contract, and the cleanup must be completed by 2017. It is likely all ingress and egress will be through Woolsey Canyon / Los Angeles County, so all impacts of hauling material out and in goes through Woolsey Canyon, and then travels through Chatsworth, West Hills, and Woodland Hills (City of Los Angeles) to get to freeways to be hauled to dump sites. (See also next page, **Background on SSFL.**)

- a. Would you as a County Supervisor take any position on appropriate cleanup levels (background, suburban residential, open space), or timing of the cleanup for this project
- b. What action steps would you take?

Sincerely,



Teena A. Takata
President, Santa Susana Mountain Park Association
P. O. Box 4831
Chatsworth, CA 91313-4831

Landfill in Brown's Canyon



Background on SSFL

This 2700 acre parcel is undergoing cleanup for contamination. From the late 1940's, the site was operated by North American Aviation, NASA, and DOE, for the purpose of rocket engine testing and development. Work done at this site was a major factor in the success of the USA's 1960-1970 space programs. The North American Aviation parcel is approximately 2200 acres, and subsequently was sold to Rocketdyne, and then to Boeing who is presently cleaning their parcel to a risk-based suburban residential cleanup level. These lands are ideally located to be part of the Rim of the Valley management area, and Boeing has stated their goal is to transfer the property so it is used as open space after it is cleaned up.

The DOE parcel is leased from Boeing. DOE has not yet released even a draft EIS. NASA has released their EIS documents. NASA has noted that they will remove approximately 500,000 cubic yards of material, and there is no replacement soil available in sufficient quantity to replace the removed soil, so they will replace only about 2/3 of the removed soil, and will primarily replace the soil removed with gravel (which meets the background-no contaminant level). Although less clear, DOE is expected to remove a similar amount of soil. DTSC is supervising the cleanup but has not provided a realistic time schedule, and they have not released any EIR for the whole project. The NASA parcel is about 450 acres, includes significant archaeological sites and the National Register of Historic Places Burro Flats caves. The NASA site also has rocket test stands that could be used as an extraordinary exhibit about our history if a space museum or exhibit were put on that property. However these test stands are slated for destruction in order to test the soil that is under them and execute cleanup on that soil. NASA has listed the property as surplus for sale, but the contamination that is not yet been cleaned up has prevented any transfers. About 1200 acres are undisturbed lands, under Boeing ownership, and are a beautiful example of land never developed, with oak woodlands and chaparral, with a large amount of wildlife and many rare native plants.

Several members of SSMPA have studied this project over the last 10 years, and feel that the type of cleanup NASA proposes (as obligated to do under the contract with DTSC) creates long term significant damage to the site, and potentially increases exposure to Valley Fever from the major soil removal project. NASA, under pressure, deleted from its EIS information relating to the amount of soils to be removed under various alternatives, but has noted that only about 20% as much soil would be removed if a fully protective suburban residential standard were used instead of the "background" standard. Storm water drainage from the site primarily goes through Bell Creek and from there through Los Angeles County and the LA River. For more information, see http://www.dtsc.ca.gov/SiteCleanup/Santa_Susana_Field_Lab/ for an extensive web archive of documents.

About **Santa Susana Mountain Park Association:**

Santa Susana Mountain Park Association is a 43 year-old non-profit organization based in Chatsworth, Los Angeles, California.

We represent approximately 700 members and concerned citizens, and we partner with many organizations to promote ecological and recreational quality in Southern California.

SSMPA's mission is to preserve and protect the Simi Hills, Santa Susana Mountains, and regional open space.

SSMPA Board of Directors:

Teena Takata, John Luker, Vanessa Watters, Bob Dager,
Warren Stone, Donna Nachtrab, Tom Nachtrab, Wendi Gladstone

KKKDEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401
CITY PLANNING COMMISSION
DAVID H. J. AMBROZ
PRESIDENT
RENEE DAKE WILSON
VICE-PRESIDENT
ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERONICA PADILLA
DANA M. PERLMAN
JAMES K. WILLIAMS
COMMISSION EXECUTIVE ASSISTANT II
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL J. LOGRANDE
DIRECTOR
(213) 978-1271

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
www.planning.lacity.org

Decision Date: December 11, 2015

Appeal End Date: December 21, 2015

Craig Knight
Forestar (USA) Real Estate Group, Inc. (A)
14755 Preston Road, #710
Dallas, Texas 75254

Wayne Avrashow, Esq. (R)
The Law Offices of Wayne Avrashow
16133 Ventura Boulevard
Penthouse, Suite A
Encino, CA 91436

Kevin McDonnell, Esq. (R)
Jeffer Mangels Butler & Mitchell LLP
1900 Avenue of the Stars, 7th Floor
Los Angeles, CA 90067

RE: Vesting Tentative Tract No. 68724
Related Case: ZA-2013-4153-CU-ZAD-F
12100 Brown's Canyon Road (vacant)
Chatsworth-Porter Ranch Community Plan
Zone : [T][Q]RA-1-K, [T][Q]RE11-1-H,
[T][Q]A1-1XL, OS-1
D.M. : 219-B-109 & 222-B-109
C.D. : 12
CEQA : ENV-2005-6657-EIR
Legal Description: Tract, Block & Arb None
Lot 9

VESTING TENTATIVE TRACT DETERMINATION LETTER WITH CONDITIONS

In accordance with provisions of Section 17.03 of the Los Angeles Municipal Code (LAMC), the Advisory Agency certified Environmental Impact Report ENV-2005-6657-EIR as the environmental clearance and approved Vesting Tentative Tract No.68724, located at 12100 Brown's Canyon Road for a maximum 188 single-family residential lots (25 of which will be Equine Keeping, Residential Lots), to be constructed with two-story, 35 feet in height homes, on 140 acres; a public park to include baseball/softball fields, basketball courts, a children's playground and walking trails and paths, community room, restrooms and parking for 100 vehicles, on 19 acres; replacement and relocation of the existing Equestrian Center, accommodating up to 100 horse stalls, 30 trailer storage stalls, two arenas, a hot walker, three wash racks, a caretaker residence, a manager residence and an employee residence and 30 parking spaces, on 15 acres; a total of two (2) miles of horse trails will be developed within the property; and 123 acres of preserved Open Space, restricted and dedicated in perpetuity as open space and maintained by the Hidden Creeks Estates Homeowners' Association (the "HOA"), as shown on map stamp-dated July

Mitch Englander advised this was not approved on 12/11/15 at the Chatsworth Neighborhood Council meeting since City Council didn't approve it. Looks approved here if appeals are done 12/21/15!

*Supplement
Page*