

**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-0530**

HENRY A. WAXMAN  
30TH DISTRICT, CALIFORNIA

October 11, 2007

Mr. Wayne Alves  
63D Regional Readiness Command  
U.S. Army Reserve  
ATTN: ARRC-CCA-ENV  
4235 Yorktown Avenue  
Los Alamitos, California 90720

Dear Mr. Alves:

I am writing to submit formal comments on the scope of the Environmental Impact Statement (EIS) being prepared for the U.S. Army Reserve West Los Angeles Property Exchange.

In 2003, the Los Angeles County Board of Supervisors voted to change the County's land use regulations from R-4, Unlimited Residential use to County Institutional use in the Sawtelle District, which includes the Army Reserve site. The zoning restrictions allow only for such uses as a park, fire station or school.

Under the National Environmental Policy Act (NEPA), reasonable alternatives for use of the Army Reserve site must be "practical and feasible from the technical and economic standpoint and using common sense, rather than simply desirable from the standpoint of the applicant." Since none of the alternatives submitted during the EIS process are consistent with the County's land use regulations, they do not appear to meet this basic test of reasonableness.

Under Alternative #2, three development scenarios are described. The "Full Development Scenario" calls for the construction and operation of 300 hotel rooms with 500 parking spaces and 500 residential units with 1,000 parking spaces. The "Shared Development Scenario" calls for 300 hotel rooms with 500 parking spaces, 300 residential units with 660 parking spaces, a 3-acre County Park and an MTA Red Line Subway Station. Finally, the "Institutional Development Scenario" describes a 1,500,000 square foot medical clinic with outpatient and/or medical offices with 7,500 parking spaces.

The Los Angeles Department of Transportation rates the level of service where the Army Reserve is located as an F. West Los Angeles residents and businesses have a strong concern about any future development that would further burden an already overloaded infrastructure. The EIS process must include a thorough evaluation of impacts of traffic and associated noise and air quality problems that any new development would impose on the community.

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Another issue my constituents and local veterans have raised is whether the property should be returned to the Department of Veterans Affairs. As you know, this parcel was part of the original land deeded to the federal government in 1888 for the permanent maintenance of an Old Soldiers' Home. I urge you to consider the recent request of Charles Dorman, the director of the West LA VA, to evaluate whether the land should be returned to the VA for the use of veterans.

It is critically important for the Army Reserve to consider County zoning regulations during the EIS process and to ensure that all environmental impacts for each alternative are fully assessed according to NEPA requirements.

Sincerely,

A handwritten signature in black ink that reads "Henry A. Waxman". The signature is written in a cursive, slightly slanted style.

HENRY A. WAXMAN  
Member of Congress

HAW:lp