

ARGONNE NATIONAL LABORATORY

9700 SOUTH CASS AVENUE, ARGONNE, ILLINOIS 60439

TELEPHONE 312/972-3147

December 26, 1979

Philip Coda
Division of Site Safety and Environmental Analysis
Office of Nuclear Reactor Regulations
U.S. Nuclear Regulatory Commission
Washington, D.C. 20555
Mail Stop P-528

Dear Philip:

Enclosed is my correspondence for the Waterford 3 OL which you may wish to docket. I have passed on copies to Ed Daniels as well.

Sincerely yours,

Michael R. Nathanson

Michael R. Nathanson
Division of Environmental
Impact Studies

MRN:ae

Enc.

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ARGONNE NATIONAL LABORATORY

9700 SOUTH CASS AVENUE, ARGONNE, ILLINOIS 60439

TELEPHONE 312/9723147

November 9, 1979

Burnell Moliere, Executive Director
Housing Authority of St. Charles Parish
P. O. Box 448
Boutte, Louisiana 70039

Dear Mr. Moliere:

We are providing input to the Nuclear Regulatory Commission's Environmental Impact Statement on the operation license for the Waterford Nuclear Power Plant.

Could you please tell me for St. Charles Parish:

- (1) The going prices for 2 and 3 bedroom apartments.
- (2) Whether there is any housing shortage in apartments.
- (3) The going prices for middle class homes.
- (4) Whether there is any shortage of middle class homes.
- (5) Overall, if 150 operational workers for Waterford attempted to move into the Parish whether they would encounter difficulty in finding housing or displace other people.
- (6) If there are any adverse impacts you foresee due to the operation of Waterford to the mission of the Housing Authority, e.g. would Waterford limit availability of sites for additional housing under HUD rules.

Thank you very much for your help in this matter.

Sincerely yours,

Michael Nathanson

Michael R. Nathanson
Division of Environmental
Impact Studies

MRN:ae

2178 024

ARGONNE NATIONAL LABORATORY

9700 SOUTH CASS AVENUE, ARGONNE, ILLINOIS 60439

TELEPHONE 312/972-3147

December 4, 1979

Mrs. Mary S. Sellers
Regional President
Louisiana Council on Aging
c/o Council on Aging
St. Charles Parish Courthouse
Hahnville, Louisiana 70057

Dear Mrs. Sellers:

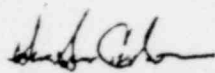
We wish to thank you for the invaluable help you provided to us on our recent site visit to gather information for the Waterford Environmental Impact Statement.

Your extensive knowledge of the cultural, social, political and historical aspects of St. Charles Parish together with your generosity in sharing that knowledge with us has advanced our work as no other informational source could.

We thank you also for the time you took to guide us about, for your hospitality, and for your company which made our trip so enjoyable.

If you have the time when you visit Chicago for the VFW convention we hope you will call and visit one or both of us.

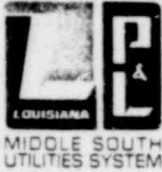
Sincerely,


Michael Nathanson

Sue Ann Curtis
Michael R. Nathanson
Division of Environmental
Impact Studies

SAC:MRN:ae

2178 025



LOUISIANA
POWER & LIGHT

142 DELARONDE STREET
P. O. BOX 8008 • NEW ORLEANS, LOUISIANA 70174 • (504) 366-2345

December 3, 1979

LPL 12578
3-A24.07

Michael R. Nathanson
Argonne National Laboratory
9700 S. Cass Avenue
Argonne, Illinois 60439

SUBJECT: Waterford 3 SES
Percentage of Staff Presently at Plant

Dear Mr. Nathanson:

In follow-up to your request, the percentage of the permanent Waterford 3 plant staff now stationed at the plant is 61% or 110 out of 180 people.

Yours very truly,

R. W. Prados

RWP/ddc

cc: F. J. Drummond
Phil Cota

2178 026

The Housing Authority of St. Charles Parish

P. O. BOX 448
BOULTE, LOUISIANA 70039
785-0187
785-2601

BURNELL K. MOLIERE
EXEC. DIRECTOR

December 6, 1979

Mr. Micheal R. Nathanson
Argonne National Laboratory
9700 South Cass Avenue
Argonne, Illinois 60439


dear Mr. Nathanson:

In response to your request for information concerning St. Charles Parish, I submit the following:

1. The average going prices for 2 and 3 bedroom apartments on the unsubsidized market is approximately \$250.00 for a 2 and \$300.00 to \$350.00 for a 3 bedroom apartment.
2. There is an extreme shortage of available apartments in the St. Charles area.
3. The going prices for middle class homes in the area is the \$45,000.00 and up range.
4. I don't think that there is or will be a shortage of middle class homes in the area because of the upsurge of many new subdivisions.
5. I don't think 150 people would displace many of our citizens if they intend to purchase middle class homes, however if these people intend to use rental housing they are going to make that market extremely competitive.
6. Yes Waterford would limit availability of sites for additional housing under HUD rules.

If the above is not clear, or you need additional information, please contact me.

Sincerely,


Naomi M. Williams for,
Burnell K. Moliere
Executive Director

2178 027

The Housing Authority of St. Charles Parish

P. O. BOX 448
BOUTTE, LOUISIANA 70039
785-0187
785-2601

BURNELL K. MOLIERE
EXEC. DIRECTOR

November 15, 1979

Mr. Micheal R. Nathanson
Argonne National Laboratory
9700 South Cass Avenue
Argonne, Illinois, 60439

Dear Mr. Nathanson:

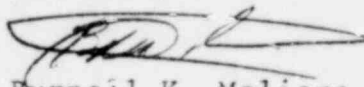
In response to your request for information concerning St. Charles Parish, I submit the following:

1. The average going prices for 2 and 3 bedroom apartments on the unsubsidized market is approximately \$250.00 for a (2) and \$300.00 to \$350.00 for a (3) bedroom apartment.
2. There is an extreme shortage of available apartments in the St. Charles area.
3. The going prices for middle class homes in the area is the \$45,000.00 and up range.
4. I don't think that there is or will be a shortage of middle class homes in the area because of the upsurge of many new subdivisions.
5. I don't think 150 people would displace many of our citizens if they intend to purchase middle class homes, however if these people intend to use rental housing they are going to make that market extremely competitive.
6. Yes Waterford would limit availability of sites for additional housing under HUD rules.

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If the above is not clear, or you need additional information,
please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Burnell K. Moliere", written in a cursive style with a long horizontal flourish extending to the right.

Burnell K. Moliere
Executive Director

2178 029

**Louisiana Office of
Commerce & Industry**

an Office of the Department of Commerce

Andrew F. Flores, C.I.D.
Executive Director

November 7, 1979

Mr. Mike Nathanson
Argonne National Laboratory
Building 10
Argonne, Illinois 60437

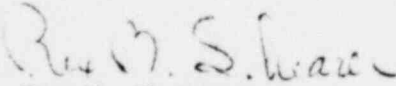
Dear Mr. Nathanson:

With reference to our telephone conversation of November 2, 1979 I am enclosing the literature that we discussed. The tax exemption contract on the nuclear power plant for Louisiana Power and Light Company located at Taft, Louisiana is contract No. 4990. The application for this plant was approved by the Board of Commerce and Industry at its board meeting on July 22, 1972. At that time it was estimated that the plant would cost \$288,556,000. At its January 27, 1976 meeting, the board voted to increase the amount of this tax exemption contract to \$710,000,000 which was the estimated cost of the plant at that time.

I would like to point out that the millage rate at the time this plant goes on the tax rolls will probably be considerably less than the millage rate in the parish at the present time. The present total assessed valuation of property in St. Charles Parish is approximately \$150,000,000. Aside from the Louisiana Power and Light plant there is an additional two billion dollars worth of property under exemption. When this property goes on the tax rolls it will increase the total assess valuation to approximately \$450,000,000. It would, therefore, be reasonable to assume that the millage rate in that parish will be reduced by a considerable amount over the next ten years.

If after reviewing the information that I have sent you and what is contained in this letter you should have additional questions, please do not hesitate to call me.

Sincerely,


Rex M. Shearer
Director Tax and Bond Division

RMS/jh

2178 030

Enclosures (5)

POOR ORIGINAL

November 17, 1979

Mr. Michael Nathanson
Argonne Nat'l Laboratories
Bldg. 10

Argonne, Ill. 60439

Dear Mr. Nathanson:

This statement is a follow up to the telephone conversation which we had several days ago in reference to La. Power & Light Co. application to operate a Nuclear Power Plant (N.P.P.) at Waterford III, near Taft, La. in St. Charles Parish and the potential overall impact it will have on our area.

Any statements contained herein are strictly my personal views and do not necessarily represent the thinking of other local officials or agencies.

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I am the Police Juror of Ward 1 and, is the ward in which the N.P.P. is located. During my high school years (early 1950's) I lived on Waterford Plantation only about 300 yards from the N.P.P. site. Taft, La. has steadily been transformed from an agricultural to an industrial area for the past 20 years. Union Carbide, Hooker, Argonne, Shell and Baker are some of the petro-chemical industries now located in this area and all are dependent upon

POOR ORIGINAL

L.P.E. for electric power. Naturally the availability of power from the N.P.P. would have a definite economic impact upon these plants. Many of our local residents are employed by these industries and they realize that an additional clean, safe and economical source of electrical power is a necessity if these plants are to survive in the State. I am personally aware of this fact because I have worked at Union Carbide for 17 years. On the fringes of this industrial area are residential areas. The one that is of most immediate concern, because of the potential environmental impact, is Killona, La. It is a community of approximately 700, predominantly black, located about 1 mile from the N.P.P. site. It appears that their concern was increased because of the recent "3-Mile Island" incident. A "Concerned Citizens Alliance Group" now exists in Killona. Several debates have been held (one by the St. Charles Parish Parish Jury) with both L.P.E. and Anti-Nuclear groups such as the "Oyster Shell Alliance" represented. It is my impression after hearing these debates that the "Anti" group does not necessarily want Waterford III stopped (they feel that this would bankrupt L.P.E.), but

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POOR ORIGINAL

They do want assurances that every possible safeguard be utilized to protect the population when the N.P.P. is operated. They also strongly suggest that A.P.C. study the possibility of "Solar Energy" for future demands.

What demands does all of this place on local government? I understand that it is our function to assure that such things as an early alert warning system and adequate evacuation routes are available to our residents. Presently the local Civil Defense Director, Mr. John M. "Key" Lucas, is working on the alarm system which will be tied in to all the industrial plants in the parish. The Police Jury is presently studying the possibility of constructing another road to be used as an evacuation route for the Killona residents. Now, there is but one evacuation route in Killona and it could be made virtually inaccessible in a time of crisis if construction and plant traffic were using the River Road (Hwy 18) upon which the route enters

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Personally I considered it an absolute necessity that these problems be totally resolved before attempting to operate the N.P.P.

POOR ORIGINAL

I don't fully appreciate the fact that local government should suffer the burden of paying the cost of these "necessities" created by industry which gets a 10-year tax exemption in Louisiana. We operate on a tight budget and cannot afford the "luxuries" of evacuation routes, & alarm systems.

My personal feeling about the N.P.P. is one of concern but not alarm. I feel sure that Federal Regulatory Agencies will take whatever steps and place whatever restrictions necessary on H.P.E.L. to protect and assure the personal safety of all residents surrounding this installation. As an elected official I will demand this.

Sincerely,
Walter G. [unclear]
Police Jury, Ward 1, St. Charles Parish

Note: Attached is a summary of the St. Charles Parish Police Jury's 1979 budget.

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