

April 11, 2022

Ms. Charlene Rothstein, Board President and
Co-chair of Zoning and Planning Committee
Mr. Bill Rose, Co-chair of Zoning and Planning Committee
West Hills Neighborhood Council
P.O. Box 4670
West Hills, CA 91308-4670

SENT VIA EMAIL

SUBJECT: 22815-22825 Roscoe Boulevard; Fallbrook Point

Dear Char and Bill,

On behalf of our Client, SCIND Fallbrook and, Staley Point Capital, the Property Owner and Applicant for the proposed Project at 22815-22825 Roscoe Boulevard. I would like to take the opportunity to address and respond to the comments and questions raised by the community and Board of the West Hills Neighborhood Council (WHNC) about the Project.

I'd like to first provide a summary of the proposed Project and our ongoing outreach to the WHNC and community. The proposed Project "Fallbrook Point" is a request to Los Angeles City Planning (LACP) for a Site Plan Review of a new 98,614 square foot light industrial development, within three separate buildings, built to a maximum height of 37 feet. The Project will carry out the final phase (Phase II) development of the Corporate Pointe at West Hills office/industrial campus, which the City approved in 2009 and most recently amended in April 2020 pursuant to LACP Case No. DIR-2019-7507-ACI-CLQ.

The Project Site is zoned [T][Q]M1-1. The [Q] "Qualified" classification imposes additional use, development, environmental, and administrative conditions and limitations for development of the site. The Project would be designed, constructed, and operated in compliance with all applicable [Q] conditions of approval, including site specific environmental conditions imposed by the [Q] conditions, as a matter of regulatory compliance. Importantly, the [Q] conditions for the Project Site permit the development of a warehouse project up to 180,000 square feet of floor area and 45-feet tall; thus, the Project would be substantially smaller than what the zoning otherwise allows.

We very much appreciate the time the WHNC has taken in reviewing our proposed Project. As you'll recall, our first presentation to the Zoning and Planning Committee (Z&P Committee) in November of 2021 was a courtesy presentation where we received comments relating to the proposed landscape plan including the buffer along

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Roscoe Boulevard and Fallbrook Avenue. We returned to the Committee on February 8, 2022, for a formal presentation after our application to LACP was submitted. At that meeting we presented a revised Landscape Plan in response to the comments and concerns raised at the November meeting and the Landscape Plan was reviewed and approved by the Committee members. We were asked to return to the March 8, 2022 meeting to discuss and respond to questions and concerns related to previous environmental actions at Corporate Pointe at West Hills. At the March 8 meeting we submitted a one-page written summary (attached as reference) responding to the questions and concerns; ultimately our Project was approved by the Committee and forwarded to the Full Board of the WHNC for discussion and action.

<p>COMMENTS/QUESTIONS PROVIDED AT WHNC ON APRIL 7, 2022</p>	<p>STALEY DEVELOPMENT GROUP RESPONSES TO COMMENTS/QUESTIONS RECEIVED</p>
<p><i>Keep NW Corner trees, including the pecan tree.</i></p>	<p>The Z&P Committee approved the Project’s landscape plan at their February 8th 2022 meeting. (See attached).</p> <p>The Project will commit to retaining the pecan tree located at the northwest corner of the site. In addition, the Project will retain any healthy trees on the northwest corner that are not otherwise required to be removed in order to construct the buildings and parking field.</p> <p>It is important to note that the Project has been purposefully designed to provide substantial building setbacks and greatly enhanced landscaping, devoting particular attention to the Fallbrook Avenue frontage. For example, the proposed buildings are setback approximately 103 feet from the easterly property line along Fallbrook Avenue, which would greatly exceed the minimum 40-foot setback otherwise required pursuant to [Q] Condition No. 10 of LACP Case No. CPC-2007- 237-ZC-GPA-CU-SPR. Further, an approximately 27-foot wide landscape buffer incorporating 47 trees complimented with shrubs and ground covers would be provided along the Fallbrook Avenue frontage, and an approximately 65-foot wide landscape buffer incorporating a total of 52 trees (20 new trees and 32 existing trees to be retained) complimented with shrubs and ground covers would be provided along the Roscoe Boulevard frontage.</p> <p>In all, the Project proposes 143 new trees to be planted at</p>

	<p>24” box or 36” box size at time of planting, within the landscape buffer along the Fallbrook Avenue and Roscoe Boulevard frontages, as well as within the surface parking lot and on site in landscape planter areas. The new trees will be in addition to the existing 32 trees to be maintained on the Property, resulting in a total of 175 trees, exceeding the current existing count of 163 trees.</p> <p>Finally, the landscaping will be maintained by a state-of-the-art smart irrigation system to ensure that it thrives and does not otherwise deteriorate over time; thus providing a buffer to proposed structures and site.</p>
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Keep all ingress to Roscoe Blvd only, egress on Fallbrook Ave.

We are unable to restrict access on Fallbrook Avenue as the ingress and egress already exists and serves the entire Corporate Pointe at West Hills campus. However, project design features and other measures described below will help reduce traffic flow on Fallbrook Avenue and ensure that residential uses east of Fallbrook are not adversely impacted by Project traffic.

The proposed Project is governed by Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR, Condition No. 3 on page "C-1" which specifically requires that the Project's truck deliveries and distribution (3 or more axles that are greater than 10,000 pounds gross vehicle weight) take primary access to and egress from the Roscoe Boulevard entrance.

Also, based on the size and configuration of the proposed buildings, truck deliveries will be limited, and all loading/unloading activities will be located on the interior of the site not visible from residential uses and confined to inside the buildings.

Moreover, pursuant to mitigation measures contained with Planning Case No. CPC-2007-237-ZC-GPA-CU SPR, and already operational per Phase 1 of the Corporate Point at West Hills development, signal improvements have been installed at the intersection of Fallbrook Avenue and Roscoe Boulevard, incentivizing eastbound travel along Roscoe Boulevard rather than utilizing the local streets within the residential neighborhood accessed from Fallbrook Avenue.

Finally, medians approved by both the West Hills Neighborhood Council and Los Angeles Department of Transportation, will be installed along Fallbrook Avenue

with the intent of discouraging left turns on Schoenborn Street and Eccles Street from Fallbrook Avenue.

<p><i>Shield all lights from the lot and the buildings from houses with shields and trees.</i></p>	<p>The Project has been designed, and is otherwise required by City Code, to prevent light sources from spillover onto adjacent properties.</p> <p>The Project would remove and replace the existing old and likely nonconforming pole-mounted lights located throughout the existing parking lot with new Code compliant LED exterior lighting that is downfacing with cut off shields to prevent light spillover onto adjacent properties, as required by Los Angeles Municipal Code (LAMC) Section 93.0117.</p> <p>Also, pursuant to the California Green Building Code Standards, which the Project is subject to, "All outdoor luminaires that use lamps rated greater than 175 watts in hardscape areas including parking lots, building entrances, sales and nonsales canopies and all outdoor sales areas shall be designated Cutoff for light distribution." As such, the Project will be required to submit a Photometric Plan meeting these standards, during the Plan Check process.</p> <p>In addition, the Project would install a 3-foot perimeter wall along the eastern and southern edges of the proposed parking area to shield offsite uses from onsite vehicle headlights.</p> <p>Finally, as previously described, the Landscape Plan approved by the Z&P Committee will improve upon existing conditions by providing non-deciduous trees within the landscape buffer in a greater quantity than exists today, to assist in the shielding the proposed buildings and associated Project lighting.</p>
<p><i>Keep construction hours to 8 am to 5 pm</i></p>	<p>Reflective of the City of Los Angeles Noise Ordinance Nos. 144,331, 158,587 and 161,574, the Project is governed by [Q] Condition No. 8 in LACP Case No. CPC-2007-237-ZC-GPA-CU-SPR, which limits construction activities to the hours of 7 am to 6 pm Monday through Friday, and 8 am to 6 pm on Saturday. Construction activities are prohibited on Sundays.</p>
<p><i>Hours of operation to be defined: the hours listed in one of the filings, I saw, were not appropriate for a</i></p>	<p>Planning Case No. CPC-2007-237-ZC-GPA-CU-SPR Condition No. B.3 limits truck deliveries, distribution, and similar operations at the Project to Monday through Friday: 6 am to 7 pm; Saturday: 7 am to 5 pm; and</p>

<p>residential area. I've heard there's another document with more updated hours operations. What are the hours of operations on the planning application? Desired hours of operations would be 8-5.</p>	<p>Sunday, 10 am to 4 pm. Other operational activities at the Property are largely expected to occur within the buildings and during hours typical for similar businesses in the area.</p>
<p>Limit and define the types of acceptable businesses as tenants, narrow the list of the acceptable uses as "light industrial" for this site.</p>	<p>The Project is governed by the [Q] conditions of LACP Case No. CPC-2007-237-ZC-GPA-CU-SPR which limit the allowed uses on the Property and are more restrictive than what is otherwise permitted by the underlying M1-1 zone.</p> <p>The Project will erect three light industrial buildings totaling 98,614 SF within the Corporate Point at West Hills campus containing a mix of office and light industrial buildings. Tenants have not yet been identified. However, based on the design of the proposed buildings and their limited size, the expected tenants will consist of smaller light industrial uses compatible with the Corporate Pointe campus and surrounding neighborhood, as permitted in the M1 zone and further limited by [Q] Condition No. 1.A.3 in LACP Case No. CPC-2007-237-ZC-GPA-CU-SPR.</p> <p>Moreover, the Project Site's [Q] Conditions of Approval, Development Conditions (#2) limits uses to those that do not have a negative effect upon surrounding properties. Specifically, Development Condition #2 of the Site's [Q] Conditions of Approval requires the following:</p> <p><i>Use Limitations. All industrial and manufacturing uses shall be consistent with accepted principals of "light industrial" uses in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to, or will not adversely affect the amenity of the surrounding residential area by reason of the emission of light, noise, vibration, smell, fumes, smoke, vapor, steam, soot, ash, dust, wastewater or other waste products.</i></p>
<p>Ensure noise mitigation efforts, like signage, restrictions in the tenant rental agreement, restrict</p>	<p>The Project is governed by the City's Noise Ordinance and [Q] Condition No. 8 of LACP Case No. CPC-2007-237-ZC-GPA-CU-SPR, which restricts construction activities to the hours of 7 am to 6 pm Monday through</p>

trucks from idling, using backup alerts, etc.

Friday, and 8 am to 6 pm on Saturday. Construction activities are prohibited on Sunday.

Further, the Project's large setback areas, enhanced landscape buffers, and intentional design of the loading docks will help to ensure that Project noise will not significantly impact the residential neighborhood.

Importantly, the Project has been designed with the truck dock doors facing the interior of the Site, and with portions of the proposed structures shielding the truck dock bays. Further, the loading and unloading activities will be confined inside the buildings and the truck trailers would directly line up and be nearly flush with the warehouse opening for each trailer, limiting the noise. Thus, noise from trucks, including any backup alarms and all loading/unloading activity, will not significantly impact the residential neighborhood.

Finally, the Project is subject to Title 13 California Code of Regulations, Section 2485, which prohibits idling of diesel fueled commercial motor vehicles weighing above 10,000 pounds for more than five minutes.

Environmental Summary, submitted to West Hills Neighborhood Council on March 8, 2022 in response to comments and questions.

- The 7-acre Fallbrook Point property is at the edge of the 86-acre Hughes/Raytheon property but was not part of Hughes/Raytheon's main manufacturing area. Industrial activities which were the source of the impacts were not conducted at the property.
- The Regional Water Quality Control Board (Regional Board) determined that the southern portion of the former Hughes facility, including the Property, had met the Regional Board requirements for groundwater closure and issued a No Further Action letter in 2018.
- The Department of Toxic Substance Control (DTSC) determined that there are no restrictions on development of the Property with the exception that soils are required to be tested prior to any construction impacting the sanitary or storm sewer lines.
- In the event impacted soils are discovered, DTSC requires management of the impacted soils to be in accordance with an approved soil management plan and, if needed, a remedial action plan approved by DTSC.

	<ul style="list-style-type: none">• The City of Los Angeles [Q] Qualified Conditions of Approval, Environmental Condition No. 35 applicable to the entire 86-acre site requires that the Property comply with DTSC's requirements prior to the issuance of a building permit for any construction thus assuring implementation.
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In summary, thank you once again for the opportunity to address the questions and concerns raised over the course of the four meetings that we have attended. Our intent is to be a good neighbor and become part of the community. We remain open to feedback throughout this process, and we respectfully request the support of the West Hills Neighborhood Council in our request for a Site Plan Review with the Los Angeles City Planning Department.

Thank you for your time in reviewing this Project and providing continued feedback in the collaborative design and development of this Project.

Sincerely,



Heather Waldstein
Rosenheim & Associates, Inc.

Attachments: Environmental Summary submitted to WHNC, March 2022

CC: Hannah Lee, Chief of Staff, Council District 12
Dan Rosales Jr., Planning Deputy, Council District 12
Esther Ahn, Los Angeles City Planning

22815 – 22825 Roscoe Boulevard
Planning Case No. DIR-2021-10327-SPR
Environmental Summary
March 2022

This Environmental Summary addresses questions raised at the West Hills Neighborhood Council, Zoning and Planning Committee meeting held on February 8, 2022 regarding the Fallbrook Point Project at 22815 – 22825 Roscoe Boulevard (Planning Case No. DIR-2021-10327-SPR)(the “Property”).

Summary

- The 7-acre Fallbrook Point property is at the edge of the 86-acre Hughes/Raytheon property but was not part of Hughes/Raytheon’s main manufacturing area. Industrial activities which were the source of the impacts were not conducted at the property.
- The Regional Water Quality Control Board (Regional Board) determined that the southern portion of the former Hughes facility, including the Property, had met the Regional Board requirements for groundwater closure and issued a No Further Action letter in 2018.
- The Department of Toxic Substance Control (DTSC) determined that there are no restrictions on development of the Property with the exception that soils are required to be tested prior to any construction impacting the sanitary or storm sewer lines.
- In the event impacted soils are discovered, DTSC requires management of the impacted soils to be in accordance with an approved soil management plan and, if needed, a remedial action plan approved by DTSC.
- The City of Los Angeles [Q] Qualified Conditions of Approval, Environmental Condition No. 35 applicable to the entire 86-acre site requires that the Property comply with DTSC’s requirements prior to the issuance of a building permit for any construction thus assuring implementation.

Background and Discussion

Starting in the 1950s, the 86-acre area around the Property was used for aerospace research and development. Hughes purchased the Property and the area around the Property in the 1970s and operated there until the 1990s. By 1999, the Property was developed as a paved parking lot and remains a paved parking lot today.

The 86-acre site of which the Property is a small part has been under investigation and remediation by Raytheon and its predecessors since 1988. The 86-acre site is identified on the state environmental database under Case No. SL2043T1572 and Case No. T10000011111. Raytheon Company is the responsible party for clean-up activities for both cases. Raytheon’s environmental activities are being overseen by the Regional Water Quality Control Board (RWQCB)(with respect to groundwater) and the Department of Toxic Substances Control (DTSC)(with respect to soils). In 2018, the Regional Water Quality Control Board (RWQCB) issued a “No Further Action” letter for groundwater with respect to the Property because the RWQCB requirements for closure had been met. Soils at the Property remains subject to regulatory oversight by the DTSC; if any impacted soils are discovered at the Property, DTSC requires management of the impacted soils to be in accordance with an approved soil management plan and, if needed, a remedial action plan approved by DTSC. The City of Los Angeles [Q] Qualified Conditions of Approval, Environmental Condition No. 35 applicable to the entire 86-acre site requires that the Property comply with DTSC’s requirements prior to the issuance of a building permit for any construction thus assuring implementation. Soil work at the Property will be performed by or in coordination with Raytheon. Management of impacted soils at the Property, if any, is expected to be limited. With implementation of DTSC requirements, Project construction is not anticipated to negatively affect neighboring properties or the community as a whole in any way.