

**DRAFT CONDITIONS**  
**WHNC SUB-COMMITTEE**  
FALLBROOK POINT PROJECT (22815-22825 Roscoe Boulevard)

1. **Trees-** the Applicant will maintain all healthy trees, including the existing Pecan Tree located along Fallbrook Avenue, as long as they are not located within the boundaries of development. In addition, applicant agrees to plant trees at 36” and 48” box size at planting, unless space or other limitations impede.
2. **Environmental Testing-** reflective of Mitigation Measure MM-HAZ-1 (Soil Sampling and Remediation), the Applicant shall submit a soil sampling work plan to the Department of Toxic Substances Control (DTSC) for approval, before the issuance of a building permit for any construction in an identified Area of Concern (AOC) or Solid Waste Management Unit (SWMU) within the Property.
  - a. The Applicant shall enter into a contract with a qualified, independent third-party firm to conduct the soil sampling and laboratory testing to implement the soil sampling work plan as approved by DTSC.
  - b. The soil sampling plan shall at a minimum include soil testing within areas of the property that the project would disturb within the AOC or SWMU identified in the RCRA Facility Assessment, Hughes Missile Systems Company, Canoga Park Facility (Raytheon), EPA-ID-CAD041162124”, dated January 30, 2008, which consists of the storm sewers (AOC-12) and the sanitary sewer (SWMU-9).
  - c. The soil sampling plan shall include testing for the presence of volatile organic compounds and determine if they are detected in concentrations exceeding any applicable Screening Level of Commercial/Industrial Soil (mg/kg), Cancer Endpoint levels established by the DTSC, which are listed in the Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (June 2020) within Table 1: HHRA Note 3, June 2020, DTSC-recommended Screening Levels for Soil Analytes of that document.
  - d. The Applicant shall submit the results of the soil sampling plan to the DTSC for review and comment before the issuance of a building permit for any construction in an identified AOC or SWMU within the Property.
  - e. Development and use of the Property may continue without further DTSC requirements, if DTSC determines that contaminants are at or below acceptable levels for the intended use of the particular areas of the Property.
  - f. If DTSC determines that contaminants are above acceptable levels for the intended use on a particular area of the Property, DTSC shall require submission and approval of a remediation plan to address the contamination and concentrations are reduced to acceptable levels for the intended use of the particular areas of the Property prior to issuance of a building permit.
3. **Perimeter Wall-** the Applicant shall 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.
4. **Project Conditions of Approval-** the Applicant shall incorporate the project conditions of Approval into all tenant leases to ensure the tenant’s compliance; and to ensure respect of residential neighbors by adhering to project and city standards.

5. **Loading Areas-** the Project shall be designed so that the (i) truck doors face the interior of the site and not toward the residential neighborhood, and (ii) truck loading shall include interior truck wells so that the primary loading/unloading activities takes place inside the building.
6. **Signage**—will be installed in the loading areas to reinforce the loading/unloading requirements and the truck idling limitations consistent with state law.
7. **Truck deliveries-** distribution and similar operations shall be subject to the following hours and days: Monday through Friday: 6 a.m. to 7 p.m.; Saturday: 7 a.m. to 5 p.m.; and Sunday: 10 a.m. to 4 p.m. Primary access to and egress from the subject site for these operations shall be from the Roscoe Boulevard entrances.
8. **Lighting-** the Project will incorporate all outdoor luminaires that use lamps rated greater than 175 watts in hardscape areas including parking lots and building entrances, and all outdoor luminaires shall be designated Cutoff for light distribution. A Photometric Plan shall be submitted to the Los Angeles Department of Building and Safety (LADBS) during Plan Check.
9. **Construction Hours-** in accordance with the City of Los Angeles Noise Ordinance Nos. 144,331; 158,587; 161,574; and [Q] Condition No. 8 in LACP Case No. CPC-2007-237-ZC-GPA-CU-SPR, construction activities shall be limited 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.