

The (Raytheon) Canoga Park Facility as related to the Fallbrook  
Point Project (ENV-2021-10328)  
EPA ID - CAD041162124 January 30, 2008  
Historical Recap  
by  
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1. Site description

The Canoga Park facility is located at 8433 Fallbrook Ave. The site is approximately 86 acres. Elevation from approximately 900 feet above Main Sea Level (MSL) in the north central portion to approximately 840 feet above MSL at its southern boundary. This site is bounded to the east by Fallbrook Ave., to the south by Roscoe Blvd., to the north by open space land adjacent to the Chatsworth reservoir, and to the west by single-family residential housing. Residential neighborhoods are located across Fallbrook Avenue and Roscoe Boulevard. (1)

2. Ownership history

**1903-1952**

The site was agriculturally developed or vacant land. (3)

**1959-1966**

In 1959, the 8433 Fallbrook Ave. property was developed as an industrial park by Bunker-Ramo, an electrical component design and testing company. (1)

**1961-1963**

Atomic International (Part of Rocketdyne) became co-occupants. (2)

## **1965**

Thomas-Ramo-Woolridge Facility leased offices for nuclear research. (1)

## **1966–1976**

Hughes Missile Systems Company was co-occupants with Rocketdyne, a division of Rockwell International and Bunker - Ramo.(1)

## **1970-1990's**

Hughes (now known as Raytheon)purchased the entire site in mid 1970 and became the sole occupant, operating as an aerospace research and development facility.(1)

## **1978-1994**

Hughes Building #275 was located on the north side of the subject property. (3)

## **1/17/1994**

The Northridge earthquake (Mw 6.7) damaged several buildings and Hughes moved people and activities to Tucson Arizona.(1)

## **May 1995**

Coast Federal Bank (CFB) bought the facility from Hughes the facility change from research and development and prototyping to commercial office space.(1)

## **1997**

Raytheon assumed management of the environmental investigations and remediation activities at the facility.(1)(3)

## **1997**

**Northern** portions of the site were sold to Regent Properties Inc. Regent did a major redevelopment - remodeling and regrading to raise the elevations of the portion of the site parcels within the **Southern** portion which were sold to De Vry Inc., the LA Metropolitan Police Department, and Trammel Crow.(1)

## **2001**

In September Regent sold its **Northern** portion of the facility to Shamrock Holding Inc.(1)

## **2002**

In June MEPT West Hills Limited Liability Corporation (LLC) bought the **Northern** property from Shamrock.(1)

## **2002**

Trammel Crow Company acts as property manager for the facility as stipulated in sales agreement with CFB in 1995 Hughes (now Raytheon) continued to handle environmental impacts resultant from its former operations.(1)

## **02/24/2021**

Current Owner SCIND Fallbrook Point, LLC

Parking Lot 306,108 Sq. Ft.

Proposed 22815-22825 West Roscoe Blvd. (4)

(1) Facility Facility Assessment ARFA Doc P-3 &4 DTSC Martin Herrmann 1/30/2008

(2) Aerospace Cancer Museum of Education (ACME) 11/2/2009 Report Page 4

(3) Partner Engineering and Science, Inc. Phase 1 Environmental Site Assessment Project No. 20-288877.1 February 1, 2021

(4) ParcelQuest Appraise 6/30/22