



Kamara N. Sams
(818) 466-8793

The Boeing Company
5800 Woolsey Canyon Road
Canoga Park, CA 91304-1148

May 18, 2020

VIA EMAIL

Charles E. Alvarez
Real Estate Services Manager
Central Services Department
Ventura County Public Works
800 S Victoria Ave #1640
Ventura, CA 93009
Charles.Alvarez@ventura.org

Re: Ventura County Waterworks District No. 17 – Proposed Reservoir Tank Site on Boeing Property Near Bell Canyon

Dear Mr. Alvarez,

I apologize for the late response to your February 14 letter seeking permission for consultants to access the property for studies to determine whether the site is suitable.

For years, Boeing has been working diligently with multiple entities to clean up the site and return it to its natural habitat, while preserving the existing cultural artifacts and the natural areas of the property that were not disturbed by historic operations. These entities include, but are not limited to the DTSC, RWQCB, VCAPD, NASA, DOE, the National Park Service, the Santa Monica Mountains Conservancy, the Audubon Society, and the North American Land Trust (NALT). In furtherance of these efforts, as you know, we encumbered the Boeing Property with a perpetual conservation easement in favor of NALT in 2017 to ensure that the natural areas remain in their natural condition and that the rest of the property, once restored, will be preserved.

We have not contacted NALT about the proposed project, as Boeing has multiple concerns regarding development in this area of the site in addition to the restrictions in the conservation easement with NALT.

The proposed location shown on the map is in the center of one of the largest undeveloped parcels of Boeing's property. This area has significant importance to wildlife as it is a vital section of the wildlife linkage that connects the inland Los Padres National Forest to the Santa Monica Mountains and the Pacific Ocean. The area is also home to endangered plants, protected birds, abundant reptiles and amphibians, as well as important Native American artifacts.

The map you provided also shows some road locations incorrectly, for instance, Bell Canyon Road is shown east of Bell Creek, but it is actually located on the slopes to the west of the creek. Taking into account the correct alignment of the roads and the extent of development required to build and access a functional reservoir in the identified location (such as road

extensions, new roads, foundations, pipeline trenches, etc.), this would be a highly invasive project detrimental to the restoration and conservation efforts by Boeing and its community partners.

Aside from Boeing's independent reservations about the project, the property's conservation easement itself will not permit this project. Conservation easements are enforceable restrictions on property that run with the land forever, pursuant to state law codified at Civil Code sections 815 – 816. Conservation easements (including the conservation easement on Boeing's property) provide a significant public benefit by, among other things, preserving wildlife corridors, preventing the destruction of protected species and irreplaceable historical and cultural resources, and maintaining scenic views. For this reason, the California Attorney General also has oversight of conservation easements, and takes the position that it will ensure that no conservation easement fails to achieve its stated purposes.

The stated purposes of the conservation easement at the Boeing property are to preserve and protect the habitat values, the open space values, and the cultural resource values of the site, and, only to the extent consistent with protecting the foregoing primary conservation values, to also preserve and protect the scenic, historic resource, and educational, scientific, and recreation values at the site. This conservation easement explicitly prohibits Boeing from allowing the construction of improvements and impervious surfaces and the excavation and dredging activities of the type that would be necessary for the proposed reservoir project.

Boeing strives to be a good member to the surrounding communities, but in this case, not only would the proposed project violate the existing restrictions at the property under the conservation easement, but it would entail disruption of such significance that Boeing would not allow this area to be developed for installation of a reservoir tank. Often, as communities are built up, nearby open space is targeted for ex post facto infrastructure due to ease of access and perceived availability. Regardless of the apparent convenience for infrastructure development, it is important to protect these open space areas and respect any conservation easement that may be in effect there because such open space provides its own important ecosystem services to the surrounding community. We hope you understand our desire to be good stewards of this land, protect its important natural and cultural resource values, and comply with a legally enforceable conservation easement that prohibits the proposed project.

Sincerely,

A handwritten signature in black ink that reads "Kamara N. Sams". The signature is stylized, with the first name "Kamara" written in a cursive-like font and the last name "Sams" in a more blocky, capital-letter style.

Kamara N. Sams
The Boeing Company
Santa Susana Program Director