



# CONSERVATION EASEMENT

## SANTA SUSANA

The former Santa Susana Field Laboratory sits within a key habitat linkage connecting California's coast with inland mountain ranges and is home to abundant wildlife, endangered plant species and Native American cultural resources. The area is dominated by sandstone cliffs, oak woodlands, valleys and mountain vistas. In 2009, Boeing announced a plan to preserve the Santa Susana site as open space, protecting vital wildlife habitat and the land's cultural resources.

In 2017, Boeing recorded a conservation easement in favor of North American Land Trust

(NALT) to permanently preserve and protect Boeing's nearly 2,400 acres at the Santa Susana site. NALT, an established and respected land trust, holds numerous conservation easements, preserving property nationwide.

The conservation easement over Boeing's land at Santa Susana:

- Is a legally binding and enforceable document that conserves and protects Boeing's property from specified development or uses. NALT monitors and enforces restrictions that protect the property's habitat, wildlife and resources.

- Ensures approximately 2,400 acres of land in Ventura County will remain open space habitat, prohibiting residential, agricultural and other uses.
- Is consistent with the land's zoning as open space.
- Forever protects the land, which is a part of the Regional Wildlife Corridor and Simi Hills Critical Wildlife Passage Area in Ventura County's General Plan and Non-Coastal Zoning Ordinance.

The Conservation Easement ensures that Boeing's land at Santa Susana is never:

- Developed or used for residential or agricultural purposes.

### SANTA SUSANA IS HOME TO:

#### ANIMALS



Abundant wildlife—including mountain lions, bobcats, coyotes, deer, hawks, and bald and golden eagles—roam the four square miles. Santa Susana lies in the heart of the biggest and most at-risk habitat linkage in Southern California.

#### CULTURAL SITES



Native American resources, including rock art shelters that display prehistoric pictographs and petroglyphs, are located throughout the site.

#### PLANTS



Santa Susana is home to many types of native plants and grasses. Extensive riparian oak woodlands and upland areas provide a natural habitat for many protected plants and animals.



- Designated for use as anything other than open space for future recreational activities such as hiking, education/research and cultural/historical centers.

Boeing remains committed to completing a cleanup that fully protects both human health and the environment and is consistent with Santa Susana’s future use as open space habitat.

### Who is NALT?

NALT is accredited by the Pennsylvania Association of Nonprofit Organizations and was established in 1992 for the primary purpose of preserving and managing open space with ecological, agricultural or historical significance. NALT works with landowners throughout the United States and has preserved more than 136,000 acres of natural land in 24 states, mostly through permanent conservation easements.

### What is NALT’s role at Santa Susana?

As the holder of the conservation easement, NALT monitors activities on the property to prevent development and preserve natural and cultural resources. NALT also has the authority to enforce the land use restrictions in court.

### Can the conservation easement end or get canceled?

No. The conservation easement is recorded in the Official Records of Ventura County and permanently “runs with the land,” meaning that it lasts and binds the property forever, regardless of the owner.

### Who can enforce the conservation easement?

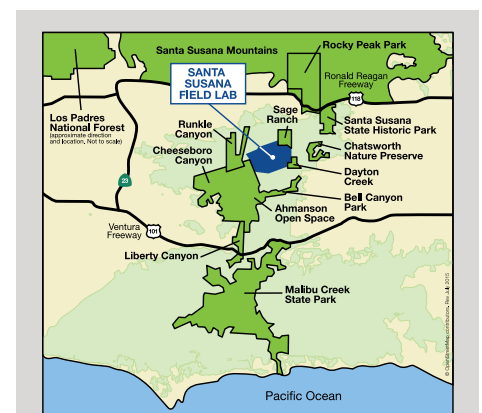
Numerous parties have the right to enforce the property use restrictions in the conservation easement. In addition to Boeing and NALT enforcing restrictions on any current or future land owner or property occupant, the conservation easement also specifically provides that the California attorney general and “any governmental authority with jurisdiction over the Property” can enforce the conservation easement. This includes not only the California attorney general’s Charitable Trust Section, whose mission is to investigate and bring legal actions against charities misusing charitable assets, but also agencies like the California Department of Toxic Substances Control, the Los Angeles Regional Water Quality Control Board and Ventura County. The power of multiple agencies and government bodies to enforce the conservation easement makes it stronger than conventional restrictive covenants at other contaminated sites.

### How does the conservation easement affect the cleanup?

Boeing, the Department of Energy and NASA must fulfill their respective cleanup requirements at Santa Susana. The conservation easement simply ensures there is no confusion about the future use of Boeing’s property as open space habitat, ensuring that, regardless of zoning or the desires of any future land owner, no one will ever live on or grow gardens at the site.

### Is Boeing’s property suitable for open space habitat?

Yes. Santa Susana — with its sandstone cliffs, oak woodlands, meadows, hills and streams — provides a rare and vital habitat and a crucial wildlife linkage in Southern California. The site has a unique history of Native American use and aerospace technological achievements. Boeing has partnered, and will continue partnering, with established organizations that share its open space vision. Leading universities are also engaged in environmental research at Santa Susana, and Ventura County has included the site in the Regional Wildlife Corridor and the Simi Hills Critical Wildlife Passage Area. The National Park Service included the site in its Rim of the Valley Resource Study, recommending that Santa Susana be added to the existing Santa Monica Mountains National Recreation Area.



For more information, please visit [www.boeing.com/santasusana](http://www.boeing.com/santasusana).

