
CONSERVE OUR RURAL ENVIRONMENT



February 15, 2005

Joseph T Edmiston

Re: Rockwell Scientifics' Proposed Residential Development in Lynn Ranch

Dear Mr. Edmiston;

We are a group of over 300 residents who live in Lynn Ranch area of the Conejo Valley. We are writing to bring your attention to a beautiful piece of land that is in danger of being developed within a very short period of time. This beautiful property owned by Rockwell Scientific, is located on a bluff and hilltop immediately adjacent to three large publicly owned open-space tracts. These parcels are the "Arroyo Conejo Open Space", "Conejo Canyons Open Space" and the "Arroyo Conejo Nature Preserve".

Rockwell is currently processing a zoning application to rezone the land for twenty-five houses. The portion of land that Rockwell is proposing for development is often traversed by deer, coyotes, bobcats, mountain lions and provides habitat for quails, hawks, owls, and numerous birds and pond turtles. This piece of land is absolutely gorgeous and abuts Wildwood Park, Hill Canyon and the Conejo Open Space. Those who live next to the property frequently watch red-tailed hawks hunting ten feet above the ground.

Development of this area will adversely affect wildlife that inhabits it as well as wildlife on the neighboring tracts. Additionally, preserving this property as open space will help alleviate some of the impact of the development near Cal Lutheran and the narrowing of the wildlife corridor in that area. Many animals are being squeezed out of their habitat by the homes being built in that area.

The portion of the Rockwell property being considered for development includes a bluff area and a hill that are in the view shed and water shed of the adjoining canyon and creek which is part of the COSCA open space. The COSCA open space consists of steep-sided canyons,

oak woodlands, with its perennial stream and riparian vegetation that provide ideal habitat for nesting, foraging and wildlife movements. Development of the Rockwell land will cause degradation of the COSCA open space with drainage and runoff into the canyon, lights and noise associated with development being just a few of the impacts to the wildlife and vegetation that will occur if the Rockwell project moves forward.

The good news is that Jon Rhode, Senior V.P. and Chief Operating Officer for Rockwell Scientific has said that he is willing to sell the land for open space if funding can be provided in a timely fashion. He indicated that as Rockwell gets closer to receiving permits for development, the price will increase. We estimate from previous comments the price to be approximately five million dollars.

We hope the Santa Monica Mountains Conservancy would consider acquiring this valuable land to preserve it in perpetuity. We are committed to seeing this land preserved and will contribute our private funds to this effort.

We would like to invite you to come and tour the property. We will be glad to make arrangements for you to see the land and the canyon and creek below. This property overlooks the South fork of the Arroyo Conejo creek, known to local residents as the "Grand Canyon of the Conejo". Dramatic cliffs to the West drop to Arroyo Conejo.

We would also like to be put on the SMMC agenda for your next meeting to have the land considered for your work program.

We hope we can persuade you to join the vast majority of our local community that wishes to keep this property wild and undeveloped. It is very important that we move quickly on this project before the window of opportunity passes.

I will call you next week to see if you might be available to meet with us to see this magnificent property.

Thank you for your consideration,

Dorothy Clemen – 805 375 2858

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