

January 21, 2018

Dear Neighbors:

Happy New Year!

We hope this letter finds you and your family in good health and looking forward to another wonderful year in Malibu Lakeside. The Malibu Lakeside Community Association (MLCA) continues to pursue its goal of constructively engaging with community members, local agencies, and other supporters to chart a path to permanent open space preservation of the 4-acre Lodge Lot. After investing thousands of volunteer hours and significant funds over the course of several decades, we have learned a lot about the challenges to construction, as well as the unquantifiable value of this unique property in the very heart of the Malibu Lakeside neighborhood.

MLCA would like nothing better than to find a fair and reasonable resolution that meets the needs of all parties. MLCA believes that the best use for the property is to preserve it as dedicated open space for two principle reasons:

1. Because the lengthy list of obstacles related to successful development of the property is perhaps unsurmountable (costly mitigation of CUP violations for improper tree removal; potential for full EIR due to environmental, archaeological, water quality, and recently documented stormwater/flooding concerns; the apparent presence of a vernal pool which may provide breeding habitat for endangered species; potential hazardous waste buried on site; extreme fire hazard for approximately 180 existing homes* to evacuate via a single road and bridge, etc.); and
2. Because residents have the right to expect that this R-R zoned property continue to serve its foundational purpose of providing space for recreation for our community of homes situated on small lots.

Over the past several months, therefore, a group of neighbors has raised significant initial funds to purchase the entire property. In addition, we have secured preliminary oral support for what we hope will be the balance of the funding from open space organizations. Transforming verbal assurances into written commitment takes time. We are hopeful, however, that MLCA will soon be in a position to apply the funds we have been raising towards making an official offer to purchase the entire property and preserve it as open space. Our hope is to invest the funds we have raised towards settling the future of the lot once and for all, instead of continuing the pattern that has emerged over the past decades of uncertainty and legal dispute.

If you are interested in learning more about the initiatives neighbors have taken towards acquiring the property, please see the attached information. Once we have secured written commitments from open space organizations, we will be in touch with the community about how you can help us reach the finish line.

Sincerely,

The Malibu Lakeside Community Association
MalibuLakeside@gmail.com

Neighborhood & MLCA Initiatives in 2016-2017 to Preserve Open Space

- Promoted community awareness of the unique history of the property, including the original intention behind the R-R zoning (to provide recreational opportunities for our community of homes situated on small lots). Outreach and engagement of community members continues through social media, newsletters, and the MLMC website.
- Formed a new 501c3 non-profit entity, the Malibu Lakeside Community Association (MLCA), which may own property and enable federal tax exemptions for donations.
- Established the “Malibu Lakeside Community Park” on the existing easement area. With community-donated time and an Eagle Scout project, the park easement was cleared of brush and trash. Native landscaping was enhanced and two picnic areas added.
- Organized a year-round social agenda encouraging the use of the Lakeside Park for gatherings, meetings, softball games, and other recreational and community uses.
- Developed relationships with state and county organizations for guidance and potential contributions for the purchase of the entire property to preserve as open space.
- Started the process of forming a park district with the California Local Agency Formation Commission (LAFCO). This step can provide a reliable revenue source for purchase and maintenance of open space by adding a modest assessment to local homeowners’ property taxes.
- Developed partnerships with well-established local, environmental and homeowner organizations which are providing legal and organizational support, including:
 - Save Open Space (SOS)
 - Mountains Restoration Trust (MRT)
 - Santa Monica Mountains Conservancy (SMMC)
 - Los Angeles County Fire Department
 - Las Virgenes Homeowners Federation (LVHF)
 - Malibou Lake Mountain Club (MLMC)
 - Eagle Scouts
- With the support of SOS and MLMC, pursued funding through a Prop 1 grant to install systems to treat the massive volume of stormwater runoff documented in 2017 in order to remove sediment, street runoff contaminants, and bacteria before entering the Malibu Creek watershed. As the lowest point in the neighborhood, the property serves as a natural flood plain and hosts significant stormwater runoff that flows from Malibu Lakeside neighborhood into Malibou Lake (which lies within the MS4 Permit jurisdiction and is under a TMDL program for nutrients, sediment and eutrophy). Our understanding is that Public Works ultimately declined to pursue the Prop 1 grant to acquire the property due to concerns about assuming responsibility/liability for flooding and/or water quality flowing from the property into Malibou Lake.