
From: LAFCO <lafco@sdcounty.ca.gov>
Sent: Wednesday, November 2, 2022 4:47 PM
To: dieungu@gmail.com <dieungu@gmail.com>; Lockett, Tamaron
<Tamaron.Lockett@sdcounty.ca.gov>
Subject: FW: [External] Annexation of Mar Vita Island

From: Reine Cooper <>
Sent: Wednesday, November 2, 2022 11:46:58 PM (UTC+00:00) Monrovia, Reykjavik
To: LAFCO
Subject: [External] Annexation of Mar Vita Island

Reine Cooper

San Diego County
Local Agency Formation Commission
Regional Service Planning

Dear Commissioners,

I, Reine Cooper of 953 Miramar Dr, Vista, do NOT want or approve annexation into the city of Vista!
There is/are NO BENEFITS for residents in our neighborhood to be annexed in to Vista.
Our area of 142 acres is NOT FULLY DEVELOPED as the city is falsely claiming and our quality of life will decline if annexed.
Vista wants the residence of our area to cover their blunders with the development of Stone Gate and Stone Mark developments!

I ask that the proposed annexation be denied and we are spared the devastation Vista will bring us after 46 years living here.

Sincerely,

Reine Cooper

**BARBARA A. FOOTE
914 MIRAMAR DRIVE
VISTA, CA 92081**

Sept. 23, 2022

**Priscilla Mumpower
San Diego County
Local Agency Formation Commission/LAFCO
2550 Fifth Avenue, Suite 725
San Diego, CA 92103-6624**

**RE: "Mar Vista Island Reorganization"
September 29, 2022, Monday 6:00PM Public Hearing
Sphere of Influence Actions**

Dear Sir/Madam:

I am extremely sad and worried that once again this issue regarding the annexation of our 142 acres in what you refer to the "Mar Vista Island" has bubbled up once again in 2021 and here we are almost 1 ½ years later at the supposed end game of the City's latest attempt. Of course, we used to be more than this 142 acres but the "Island" has been chipped away in recent years by the City, which has taken about 70 acres from our "Island." That effectively put us below the threshold where the City is obligated to poll all the property owners in the "Island" and nearby affected neighbors about their approval or non-approval regarding any annexation. The City has been playing the long-game in order to get to where we are at this time.

I think what needs to be focused on now is what the City is defining as their IMMEDIATE PURPOSE, which is a formal transfer of wastewater service from the Buena Sanitation District. Well, then do it, annex the Stonegate Development and just switch it over. This has nothing to do with us since all of the properties in the our acres are on septic systems. This is solely a Stonegate Development problem. Let's be clear, Stonegate is NOT part of our rural community. It is a copy and paste of the huge Shadowridge Development. If it looks like a duck and quacks like a duck, it's a duck.

The City is trying to sneak in our our 100+ acres into this issue because they saw it as a slam dunk approval. But, 100 acres represents an area over four times the size of the property that is having the issue with this wastewater issue. Over FOUR times the number of property owners, over FOUR times the number of people affected! Our 100 acres was tacked onto this annexation of Stonegate simply because the City thought it could just slide it past LAFCO and get it done quickly. Hence, the reasoning for starting this process right before the Covid restrictions were lifted in June of 2021

Now, it seems, that we have arrived at a critical juncture in this ongoing threat to all of the properties, 80 + property owners, representing the 100+ acres, to remain under San Diego County control. Our properties, in totality involve one of the very few rural pockets located anywhere near the city of Vista. So much depends on our area remaining as it is. Our natural habitat is threatened every way we look now days and we will regret destroying it for density sake down the road but there will be no going back.

Have no doubt, the City has plans for our 100 acres and if they can get this approval from LAFCO, this area will never be the same, it will no longer exist. It will be destroyed and gone. I do recall that at the City Council meeting where this was on the agenda and was voted on and passed so quickly, it was either one of the staff or one of the council members who actually use the word CONDEMN" as in what the City had the right to do to any property or properties under their control.

The City is all about density and density equates to MONEY for the City. Money is at the root of all of these attempts by the City! The City is very confident that LAFCO will go along with this but it's way past time for people to stand up for what is right and to protect what can never be replaced.

We want you to have our backs protecting our properties and our environment and the small number of rural properties like ours that have been able to remain, at least so far!

At some point, what we want, the property owners of all of this land, is to be respected. We have all made a huge investment in our properties and we live in this "Mar Vista Island" because this is where we chose to live and invest in homes. In totality, 100+ acres with 80+ property owners, 80+ homes on those properties, this "Island" is, combined, probably valued at \$250.000,000 million

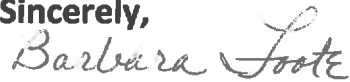
dollars now, a QUARTER OF A BILLION DOLLARS! This should have an impact on any of the decisions that are going to be made by City and County agencies. People's lives and futures and assets are at risk.

There is a path to a win-win for both sides in this annexation issue. Allow the City to annex the Stonegate Development that is having the wastewater vendor issue. Allow the remaining area to remain under County jurisdiction. This is what the property owners and their families and neighbors want.

The City hasn't offered us anything for annexation of our properties and there isn't anything we're interested in from the City. Our area is perfectly fine just as it is.

I hope moving forward that there is some way for the County to adjust the acreage threshold to 100 acres instead of the existing 150 acres, for polling property owners in any future issues involving our "Island." And also, for polling surrounding properties, since decisions do affect nearby residents as well. I'm sure it would help to have input from all of the parties involved in making any future decisions about this area.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Foote".

Barbara Foote

**BARBARA A. FOOTE
914 MIRAMAR DRIVE
VISTA, CA 92081**

November 2, 2022

**Priscilla Mumpower
San Diego County
Local Agency Formation Commission/LAFCO
2550 Fifth Avenue, Suite 725
San Diego, CA 92103-6624**

**RE: "Mar Vista Island Reorganization"
November 7, 2022, Monday 9:00AM Public Hearing
Sphere of Influence Actions**

Dear Sir/Madam:

I've written a couple letters previously to you but I have one more letter to send prior to the Nov. 7, 2022 hearing on our "Mar Vista Island Reorganization" issue.

I attended both of the joint Vista/LAFCO Q&A meetings, on Sept, 29th and Oct. 10th. They were actually quite enlightening. It was revealed that the City of Vista and the developer of the Stonegate Development had entered into an agreement in 2012 that the 45 acre Stonegate project would be annexed into the City of Vista. I don't think this agreement would have existed unless the City had some pre-emptive understanding with LAFCO, that at the appropriate time LAFCO would approve of this annexation of that 45 acres. I mean, after all, there sure didn't seem to be any issue annexing the 28 acre Stonemark property, at the corner of Mar Vista Drive & Buena Vista Drive, located on the opposite end of our "Island" from where the Stonegate Development is located. The NUMBER of acres that the City can annex and that LAFCO will approve at any given time seems to definitely NOT be an issue.

But, it seems as though a wrench was thrown into those plans when the buyers who bought those completed homes came forward when the City tried to proceed with the annexation and stated that the annexation agreement that

the City and the Developer had in place had NOT been disclosed to them when they purchased their properties from the Developer. Seems suspicious because I think that agreement document would be publicly available and should have turned up during the property purchase procedure, in escrow, possibly from the title company.

So, at that point, 2012 + or so, the City had a problem, it had planned that annexation to go through without a hitch. We don't know how the failure happened, whether it was the City's fault or the Developer's. But, it was their issue to resolve, their mistake, their problem. NOT OURS! That was a legal issue strictly among the City, the Developer and the residents of Stonegate, but as we learned at the Q&A's the City attorney declined to move forward legally. It would be much easier and probably cheaper and quicker for the City to annex the 28 acre Stonemark land. And then, that would make the Stonegate area(45 acres) and our land(97 acres), 142 acres total, totally surrounded by the City of Vista. After that move, the City could just annex the whole kit and caboodle and camouflage the whole process as the best thing that could ever happen to our "Island." When, in fact it was just a way to fix their problematic failure of 2012 with the Stonegate residents. As was brought up at both of the Q&A's, this 97 acre land, 80+ property owners, 80+ families, are just collateral damage, sacrificial lambs, just being used to fix a mistake that the City made with Stonegate a decade ago. Since we had no part in this debacle and it is NOT our responsibility to fix the City's issue. The City has always had the option of taking the legal route to resolve THEIR mistake with the Stonegate annexation.

We all have a problem with the City's actions and we want you to know it. We do NOT want to be annexed by the City. We don't want to be used by the City to fix their mistakes. This annexation will destroy what we have in this "Island." There is NOTHING to be gained for us by this annexation and, for us, EVERYTHING TO LOSE.

At those Q&A's the City and LAFCO showed us some restrictions and recommendations LAFCO came up with that would make this annexation seem more palatable for us property owners, like grandfathering in certain zoning regulations and other so-called amenities. We DO have these now. This was supposed to make us feel all warm and fuzzy and make us SO happy about all of this. Are you kidding me? A month after this annexation, none of us would be surprised if anything you arranged with the City as some kind of a perk for us, went BYE-BYE! Fast and Final!

Here's the deal We KNOW what the CITY is up to. We see it all around us. They are all about density and money. That's it! In fact, at the onset of this debacle, at the first and only Council meeting addressing this annexation, both the council members and city staff personnel used the "CONDEMN" word to describe what the City could do to properties that the City wanted for whatever reason they came up with to further their projects.

I've lived in this "Island" since 1978, fell in love with this "gem" on a weekend visit from Colorado. Put an offer in and within a month was moved in. My son now owns a couple parcels in this "Island" as well. He also strongly disapproves of this annexation. I've just always figured I would leave my property to my family, they all love this place SO much. One or more of the commissioners on this board must have had some experience with living in a rural area like ours. Properties like ours are so rare, so unique, so special and EVERYTHING MUST BE DONE TO ENSURE THAT THEY REMAIN AS THEY ARE.

Somewhere in all of this, some agency, some person or groups of people must be stewards of our rural lands. If that doesn't happen now, it will be too late, they will all be gone forever.

Sincerely,

Barbara Foote