

Greg Moore

Boat Yard San Diego

676 Moss St Chula Vista Lot A, Ca 91911

TO:

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Tenant Objection to large industrial to residential development and Comments on the MND for:

1. Project Name: 676 Moss Street Project
2. Project Location: 676 Moss Street, Chula Vista, California
3. Assessor's Parcel No.: 618-010-2601, 618-010-2602, 618-010-3100, and 618-010-3200
4. Project Applicant: Shopoff Land Fund-Moss Street, LLC 2 Park Plaza, Suite 700, Irvine, California 92614 Contact: James O'Malley 949.417.1396 5. Date of Draft Document: April 27, 2020 6. Case No: IS18-0004 7. Date of Final Document: TBD

See page 170 and you will see two yachts inside an L shaped large parcel on said 676 Moss St. development land. That is my business. I will be ruined and put completely out of business if I must move before finishing these two yachts. I spent everything I had and a punishing amount of effort to first find a zoned for boat repair and large yachts large lot you can get to waterfront from. This parcel is extremely rare and it will be next to impossible to finish these two yachts and move out by November.

I built a very capable yacht yard that took 1.5 years and cost 200 grand just so I can restore these two boats. This is first notice I got about this development. Plus, Covid is stalling me big time. I am extremely worried I might not be able to get both yachts finished and have time to liquidate all the assets I built here. When I moved into 676 Moss Stree I was told I could restore these yachts with no plans except to make this yacht a master piece on the only spot I could find suitable and legal to do this on. Maybe if I was lucky it would become sustainable and last until I die. I was already told once to move out of previous location I had on industrial land in front of nassco shipyard and it almost bankrupted me to move. It took 7 months of lost production and cost over one hundred grand to find this spot and just get here, not counting setup and facilities we built from scratch on an empty piece of gravel. I cannot do it again. I was incredibly careful to select and get a properly zoned and approved business license so I could finish and with luck last as Boat Yard instead of dockworker.

When will these boats be done? Right about that time but we can't be rushed. Now that we have come to an almost complete stage of a five year project, moving yacht now, will damage it..

Talent and very limited space on a boat with all new surfaces prevent loading it up with talent that doesn't exist and pushing project faster if we want to hit our extremely yacht quality target mark needed to be competitive, sell and pray to at least break even. We may only need a few extra months, weeks, impossible to say and depending on this COVID 19 and the Boats needs which new ones pop up every day. It's a prototype, one of a king project.

I do not have a lease, I'm a verbal agreement sublease with Rapid prep. When they were blindsided by sale of property, they mentioned something to me but I have not received one notice from the city of the developer as required.

Please I beg of the city, if you have to kick out, disrupt or in my case crush 5 major businesses on a working industrial lot off industrial blvd and a lot that's as rare as lakefront front property along highway 5 with 5, not 3 major businesses here and a bunch of good jobs and services as rare and as unique as the lot itself.

I'm a marine business on a lot zoned for marine repair, near the water in an industrial area with extremely high noise from trains and huge traffic back ups due to trolley out in front of this development. Trolleys, freight trains, cars lined up half the block with stereos blazing, extremely high theft area and crime due to freeway and trolley less than a pitching wedge away.

I'm all for a guy who wants to make money. I build yachts, wealthy men have fed my dreams my entire life and I can assume this seller, investor and developer are wealthy. I don't want to impede their dreams to make big money or the city's future dreams. But I beg you to consider how valuable the jobs and working land is and how much a big lot near the waterfront is needed for boaters everywhere not just Chula Vista (you have a huge marina nearby). 50,000 visitors a month see our website and study our services in Chula Vista after spending 22 years on Shelter Island we bring yachtsmen and jobs to your city now. I am in my 42nd year working on yachts or navy in SD. Just a Navy Electronics tech who somehow worked his way up to building an entire yacht and having a boat yard. This yard and tools are all I have. I will most likely be evicted for objecting but everyone should think carefully about cramming all those units on this already crammed and jammed street off Industrial BLVD, the buffer zone between freeway and rail track noises. Any more cars trying to turn in here between 3pm to 6pm are in for a rude awakening.

Please consider the economic impact of us being forced out early. Please consider how rare Kleen blast and rapid prep and boat yard san Diego and Hawthorne are? The hawthorns have big yachts, I'm sure they will be fine but the other 4 businesses here are extremely suited for just this property. You would be surprised about how clean and quiet boat restoration is. It's a very cool and specialized talent for everyone who loves the sea. I'd stay here forever and give business to next generation if I could.

If I have to move before boat is done, I would be forced to sue the city if I was forced to waste 7 months and another 100 grand I didn't count on. Finding a route, location, boat mover big enough to move 2, 70 ft long 55,000 and 75,000 pound yachts down the street and under bridges and trolley lines. Its hard to get a spot reserved and cost a fortune. The timing of all this is so close to our completion. If you cant spare my head and must crush this dream industrial spot, at least give me extra time. Are supply and talent line are completely disrupted and hurting us further.