

William Best, J.D., M.S.
California Contractors license B570684
1095 Alpine Ave.
Chula Vista, CA 91911

May 09, 2018

City of Chula Vista
City Clerk
276 Fourth Avenue
Chula Vista, CA 91910

Attn: Fire Station No. 9 Replacement Project

Dear Sir/Madam:

Pursuant to your letter addressed to me of April 24, 2018, I am timely filing my objections to the above project as stated below.

A) The public interest and necessity require the project.

OBJECTION. 1) The proposed acquisition is in neither the public interest nor is it necessary. Station 9 already exists at 266 E. Oneida. And there is no need to move it. The most expedient and least expensive solution is not the lengthy and costly acquisition of additional property and substantial associated expenditures, but simply to reconstruct station 9. Trailers have been used in the past at station 9. If necessary, an inexpensive temporary structure could be placed to the east of 1095 Alpine for the equipment and trailers for personnel during the reconstruction. I am willing to loan the unused portion of my property to the city at NO COST during this rebuilding of station 9 process. 2) Chula Vista encompasses 52 square miles and has nine (9) fire stations. The new proposed station 9 if located at 1095 Alpine would be substantially closer to Fire station five (5) at 391 Oxford than at its present location at 266 E. Oneida (at Melrose). In fact the proposed Alpine location would make the two fire stations approximately 0.7 miles apart, substantially closer together than ANY two fire stations in Chula Vista. This is in neither the public interest nor necessity to have two stations so close together when much larger areas have no fire station whatsoever. A more effective location, thus in the greater public interest, would be easterly of stations nine's present location (ie, between the 805 and station 7), north of its present location (eg, at Melrose and Jamul), or south of station 5. 3) Moving station 9 west from its present location will increase substantially the distance between it and station 3 to the east of station 9, making response times substantially greater which is not in the public interest. 4) Further, the proposed 1095 Alpine location, in order to be useable, would require vast expenditures of both time and money involving street closures, multiple street widenings, approximately (0.1 miles) of street improvements such as asphalt, sidewalks, curbs, gutters, lighting and ADA access, none of which presently exist, and removal of the nearly 2100 square feet of structure located on the 1095 Alpine site, as opposed to acquiring a vacant site with greater existing public improvements and a more rectangular, useable shape for a fire station, such as the one located at Melrose and Jamul, directly north of station nine's present location. 5) Closing Moss would create an unusually hazardous intersection at Alpine and Naples, where cars

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traveling at a high rate of speed easterly on Moss (as they do at present regardless of the posted speed limit) would be suddenly made to make a blind turn south onto Alpine, which is only 100 feet in length, with a stop sign at the end (ie, at Naples). Cars would consistently slam into cars already stopped at Alpine and Naples, or blow right through said stop sign, causing untold accidents and deaths. The hazards to unsuspecting pedestrians traveling along Naples would be even worse. 6) Closing Moss will increase very substantially the noise, dust, traffic on Alpine between Naples and Moss to the detriment of the homeowners on Alpine, inversely condemning their properties at the expense of the city. Thousands of cars traverse Moss between Alpine and Naples daily, whereas only a handful of cars traverse Alpine itself. Using 1095 Alpine and thus closing Moss would increase the traffic on Alpine from a handful to thousands. Besides the other issues relating to the length of Alpine, Alpine is a narrow little street and not capable of handling the Moss traffic. Homeowners there now would lose street parking they have had for decades, diminishing their property values and inversely condemning their properties. 7) The proposed location at 1095 Alpine is almost a residential estate area, with only homes and the golf course to the north, whereas at station nine's present location exist multiple non-residential (ie, C.U.P) type uses such as schools, churches, family centers, and water tanks. The location at Melrose and Jamul just to the north of also has existing similar non-residential uses, making that site more appropriate. 8) The location at 1095 Alpine is unsuitable and thus is neither in the public interest nor necessity due to the existence of a 30 inch water line (the flow capacity of approximately **25** standard 6 inch fire hydrants) running the length of Moss. Using 1095 Alpine would put the new fire station dangerously close to a water line that is literally capable of undermining the fire station causing its partial or total collapse at a time when it is needed most, such as after a substantial earthquake.

B) The project is planned or located in the manner that will be the most compatible with the greatest public good and the least private injury.

OBJECTION. See the response to A) above, incorporated herein.

C) The property sought to be acquired is necessary for the project.

OBJECTION. See the response to A) above, incorporated herein.

D) An offer has been made to the owner of record.

OBJECTION. William Best is a man married in, and presently domiciled in, the State of California, and by law his spouse may have both a record ownership and legal interest in the property. No offer has been made to her concerning her potential ownership interest. Further, other owner(s) of record exist. No offer has been made to said other owner(s).

Respectfully,



William F. Best