



Department of Engineering & Capital Projects

April 24, 2018

**CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

William F. Best
[REDACTED]

**SUBJECT: NOTICE OF PUBLIC HEARING
Fire Station No. 9 Replacement Land Acquisition
San Diego Assessor's Parcel No. 619-100-23**

Dear Property Owner:

As you are aware, in a letter dated March 1, 2018, the City of Chula Vista presented you with an offer to acquire the above referenced property owned by you and necessary for the construction of the Fire Station No. 9 Replacement Project. This offer was based on an appraisal and was made in accordance with the requirements of Government Code Section 7267.2. Due to the time constraints imposed on the acquisition schedule for this project, we must proceed with the acquisition of this property prior to reaching an agreement on just compensation.

Therefore, you are hereby served notice that the City Council of the City of Chula Vista will hold a Public Hearing on Tuesday, May 15, 2018 at 5:00 pm, or as soon as possible thereafter, in the City Council Chambers, 276 Fourth Avenue, Chula Vista, California, with the intention of considering the adoption of a Resolution of Necessity to acquire the necessary property rights through eminent domain.

The California Code of Civil Procedure, Section 1240.030, provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following conditions are established:

- A. The public interest and necessity require the project.
- 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.
- C. The property sought to be acquired is necessary for the project.
- D. An offer has been made to the owner of record or that an offer has not been made because the owner cannot be located as required by Government Code Section 7267.2.

During the public hearing on May 15, 2018, the City Council will be asked to determine if the above conditions have been met concerning your property. If these conditions have been met, the Council will be requested to adopt a Resolution of Necessity. The adopted resolution will authorize the City of Chula Vista to acquire the necessary property by eminent domain.

A legal description of the required property is attached to this Notice, designated as Exhibit "A" and is more particularly shown on a sketch thereof designated as Exhibit "B".

The amount of compensation to be paid is not a part of this proceeding and will not be considered by the City Council in determining whether a Resolution of Necessity should be adopted.

You are entitled to appear and be heard regarding the adoption of the Resolution of Necessity if you file a written request to do so within fifteen (15) days after the date of this letter.

Objections to the intended actions are limited as set forth below:

1. Your written request to be heard must be filed with:

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

Attn: Fire Station No. 9 Replacement Project

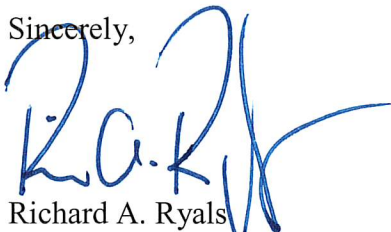
2. The written request must actually be on file within the above referenced fifteen (15) day period. Failure to file a written request results in a waiver of your right to appear and be heard.
3. The City strongly encourages the written request to contain a statement of the condition(s) which you feel are pertinent to your property. The four conditions which may affect your property are set forth above (designated as A, B, C and D)

By designating which condition(s) form the basis of your concerns and why, you will enable the City Council to have a full and expeditious review of your opinion of the project's affect on your property.

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We wish to reassure you that we will continue to diligently negotiate throughout this process in an effort to reach a mutually satisfactory settlement. Should you have any questions regarding this Notice, your rights as set forth herein, or the project, please do not hesitate to contact the undersigned at (619) 691-5118.

Sincerely,



Richard A. Ryals
Real Property Manager

ATTACHMENTS: Deed with Legal Descriptions and Plats

CC: Bart Miesfeld, Senior Assistant City Attorney
William Valle, City Engineer

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of San Diego and described as follows:

All that certain real property situated in the County of San Diego, State of California, described as follows:

That portion of Lot 15 in Quarter Section 120 of Chula Vista, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof No. 505, filed in the Office of the County Recorder of San Diego County, March 13, 1888 lying Northeasterly of the most Easterly line of Robinhood No. 2 according to the Map thereof No. 3488, filed in the Office of the County Recorder of San Diego County, August 9, 1956 and lying Southerly of the following described center line of an 80.00 foot road:

Beginning at the intersection of Third Avenue and Fifth Street, as shown on the said Map of Chula Vista; Thence Southeasterly along The arc of a curve to the right having a radius bearing South 8° East 2740.00 feet from said intersection for a distance of 1498.4 feet to a point in the center line of Fourth Avenue;

Thence continuing Southeasterly along said center line on a curve to the left, having a radius bearing North 23°20' East 2740.00 feet from said last mentioned point, for a distance of 1498.4 feet to the intersection of the center line of Fifth Avenue and Sixth Street.

EXCEPTING from the property described above, that portion thereof lying within the boundaries of the following described exception Parcels "A" and "B".

PARCEL A:

Beginning at the Southeasterly corner of Robinhood No. 2, according to the Map No. 3488, filed in the Office of the County Recorder of San Diego County, said point being a point on the center line of Naples Street;

Thence North 71°23' East along the center line of said Naples Street, a distance of 45.10 feet;

Thence North 18°37' West a distance of 40.00 feet to a point on the Northerly line of said Naples Street;

Thence Northwesterly along the arc of a circle of 15.00 foot radius, whose center bears North 18°37' West 15.00 feet from said point on the Northerly line of Naples Street; a distance of 23.59;

Thence North 18°31' West tangent to said arc a distance of 55.77 feet to the beginning of a tangent curve to the left with a radius of 130.00 feet;

Thence along said curve a distance of 60.09 feet to an intersection with the center line of Moss Street as shown on Map No. 3488, said center line being on the arc of a 2740.00 foot radius curve whose center bears North 4°25'33" East 2740.00 feet from said intersection;

Thence Westerly along said 2740.00 foot radius curve a distance of 17.74 feet to an intersection with the Easterly line of that portion of Alpine Avenue as shown on Map No. 3488;

Thence South 18°31' East along said Easterly line a distance of 175.80 feet to the point of beginning.

PARCEL B:

Commencing at the Northeasterly corner of Robinhood Subdivision No. 2, according to the Map thereof

EXHIBIT "A"

No. 3488, on file in the Office of the Recorder of San Diego County, being also a point on the center line intersection of Moss Street and Alpine Avenue, said point being on the arc of a 2740.00 foot radius circle, the center of which bears North 4°47'51" East a distance of 2740.00 feet from said corner;

Thence Southeasterly along the arc of said circle a distance of 17.74 feet to the TRUE POINT OF BEGINNING;

Thence continuing along the arc of said circle a distance of 14.85 feet to a point of intersection with the prolongation of the Easterly line of Alpine Avenue;

Thence South 18°31'00" East along the prolongation of the Easterly line of Alpine Avenue, said line being parallel and 30.00 feet distant from the Easterly line of said Robinhood Subdivision No. 2, a distance of 52.23 feet to a point;

thence Northwesterly along the Easterly line of Alpine Avenue, as dedicated by Deed, recorded in the Office of the Recorder of San Diego County August 22, 1956, Document No. 117331, Book of Official Records 6230, Page 283, a distance of 60.09 feet to the TRUE POINT OF BEGINNING.

TOGETHER with all that portion of the Southwesterly half of Moss Street, adjoining said land on the North, which upon vacating and closing would revert to said land by operation of law.

(End of Legal Description)

APN: 619-100-23-00

