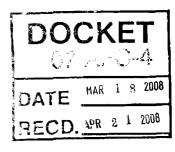


Mar West Real Estate

Cheryl Cox Chula Vista Mayor and Council Office 276 Fourth Avenue Chula Vista, CA 91910





MAR 3 4 2008

March 18, 2008

Re: Opposition Letter - Chula Vista Energy Upgrade Project Chula Vista Commerce Center Owners Association

Sent via Mail & Email

Dear Cheryl,

Mar West Real Estate is the managing agent for the Chula Vista Commerce Center Owners Association, located at 3513-3523 Main. The Chula Vista Commerce Center Owners Association shares the Eastern property line with the proposed Chula Vista Energy Upgrade project, and we are extremely concerned about the existing operation and the future potential expansion plans.

Specifically, the issues that I would like you to address are as follows:

- 1. Zoning At a site zoned for "Limited Industrial" use; how can a non-conforming use that requires a Special Use Permit be amended / revised to allow a larger operation if the original Use was non-conforming to existing zoning. At the time that the initial permit was issued in 9/2000, the adjacent properties were both junkyards. Eight years have passed since the Special Use Permit was issued and now both neighboring properties on either side of the Plant are composed of Light Industrial / Office / Retail users.
- 2. Noise The current noise that is produced is at an extremely high level. The noise produced easily travels through buildings, cars, etc...
- 3. Pollution The emissions that are released from the plant are unpleasant, and are very strong during the Plant's operating times.
- 4. Landscape The Landscape Plan has not been followed as documented in the original application dated 9/2000.

Based on the current operations at the existing plant, the Chula Vista Commerce Center Owners Association is strongly opposed to any future expansion. Additionally, I suspect that the Plant is not operating under the Agreement regarding the existing noise, pollution and emissions.

It is very important for you to address our concerns. My contact information is attached below.

Sincerely,

MAR WEST REAL ESTATE, managing agent Chula Vista Commerce Center Owners Association

Shayne Ferber

Associate Property Manager Mar West Real Estate (760) 554-7545 Cell / (858) 259-5560 Fax sferber@marwestrealestate.com