

ORDINANCE NO. 2154

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING THE ZONING MAP OR MAPS ESTABLISHED BY SECTION 19.18.010 OF THE CHULA VISTA MUNICIPAL CODE PREZONING APPROXIMATELY 45.75 ACRES AS "F-1" (FLOODWAY ZONE) AND "A-8" (AGRICULTURAL ZONE)

WHEREAS, the subject prezoning is exempt from environmental review as a Class 19 exemption under the California Environmental Quality Act (CEQA) of 1970, as amended.

The City Council of the City of Chula Vista does hereby ordain as follows:

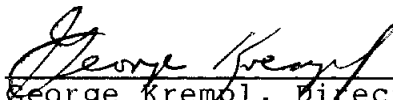
SECTION I: That the Zoning Map or Maps established by Section 19.18.010 of the Chula Vista Municipal Code be hereby amended by adding thereto the following prezoning of property:

That certain property, consisting of approximately 45.75 acres of territory, located southeasterly of the terminus of Mace Street and extending in a southeasterly direction to the north facing slopes of the Otay Valley within the City of San Diego, be, and the same is hereby prezoned as "F-1" (Floodway Zone) and "A-8" (Agricultural Zone) in accordance with Planning Commission Resolution No. PCZ 86-D adopted on the 11th day of June, 1986

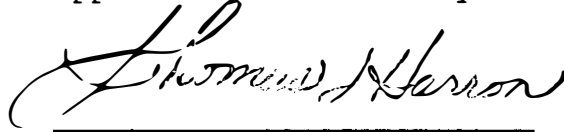
pursuant to the provisions of Section 19.12.020 of said Code authorizing the prezoning of unincorporated territory adjoining the City, and said zoning shall become effective at and upon the date the subject property shall be annexed to the City of Chula Vista.

SECTION II: This ordinance shall take effect and be in force on the thirty-first day from and after its passage and approval.

Presented by


George Krempel, Director of
Planning

Approved as to form by


Thomas J. Harron, City
Attorney

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD June 24, 1986, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD July 8, 1986, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : COX, McCANDLISS, CAMPBELL, MOORE

NAYES: Councilmen : NONE

ABSTAIN: Councilmen : NONE

ABSENT: Councilmen : MALCOLM

Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. 2154, and that the same has not been amended or repealed.

DATED _____

City Clerk



ORDINANCE 2154

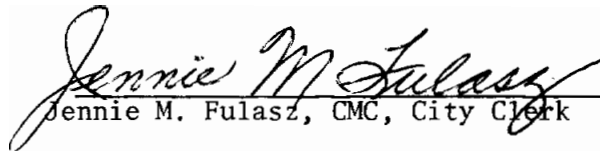
AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING THE ZONING MAP OR MAPS ESTABLISHED BY SECTION 19.18.010 OF THE CHULA VISTA MUNICIPAL CODE PREZONING APPROXIMATELY 45.75 ACRES AS "F-1" (FLOODWAY ZONE) AND "A-8" (AGRICULTURAL ZONE)

By a unanimous vote on July 8, 1986, the City Council placed the ordinance on its second reading and adoption. (Councilman Malcolm was absent).

Specifically, the ordinance rezones to F-1 and A-8 - in accordance with Planning Commission Resolution PCA 86-D - the 45.75 acres located southeasterly in a direction to the north facing slopes of the Otay Valley within the City of San Diego.

Copies of the ordinance are available at the office of the City Clerk, City Hall, 276 Fourth Avenue, Chula Vista.

Dated: 7/9/86


Jennie M. Fulasz, CMC, City Clerk

RESOLUTION NO. PCZ-86-D

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING THAT CITY COUNCIL PREZONE APPROXIMATELY 45.75 ACRES IN THE OTAY VALLEY SOUTHEASTERLY OF THE TERMINUS OF MACE STREET TO A-8 AND F-1

WHEREAS, a duly verified application for a rezoning was filed with the Planning Department of the City of Chula Vista on March 18, 1986, by the City of Chula Vista, and

WHEREAS, said application requested the rezoning of approximately 45.75 acres located southeasterly of the terminus of Mace Street and extending in a southeasterly direction to the north facing slopes of the Otay Valley to A-8 (Agriculture) and F-1 (Floodway), and

WHEREAS, the Planning Commission set the time and place for a hearing on said rezoning application and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 300 feet of the exterior boundaries of the property at least ten days prior to the hearing, and

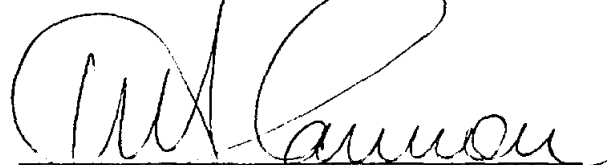
WHEREAS, the hearing was held at the time and place as advertised, namely 7:00 p.m., June 24, 1986, in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and said hearing was thereafter closed, and

WHEREAS, the project was exempt from environmental review as a Class 19 exemption.


NOW, THEREFORE, BE IT RESOLVED THAT from the facts presented to the Planning Commission, the Commission has determined that the rezoning is consistent with the City of Chula Vista General Plan and that public necessity, convenience, general welfare and good zoning practice support the rezoning to A-8 (Agriculture) and F-1 (Floodway) as shown on Exhibit "A".

PASSED AND APPROVED BY THE PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 11th day of June 1986, by the following vote, to-wit:

AYES: Commissioners Carson, Tugenberg, Green, Guiles, Cannon and Grasser
NOES: None
ABSENT: Commissioner Shipe


William S. Cannon, Chairman

ATTEST:


Ruth M. Smith, Secretary

WPC 2908P/1683P

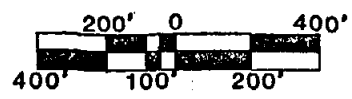
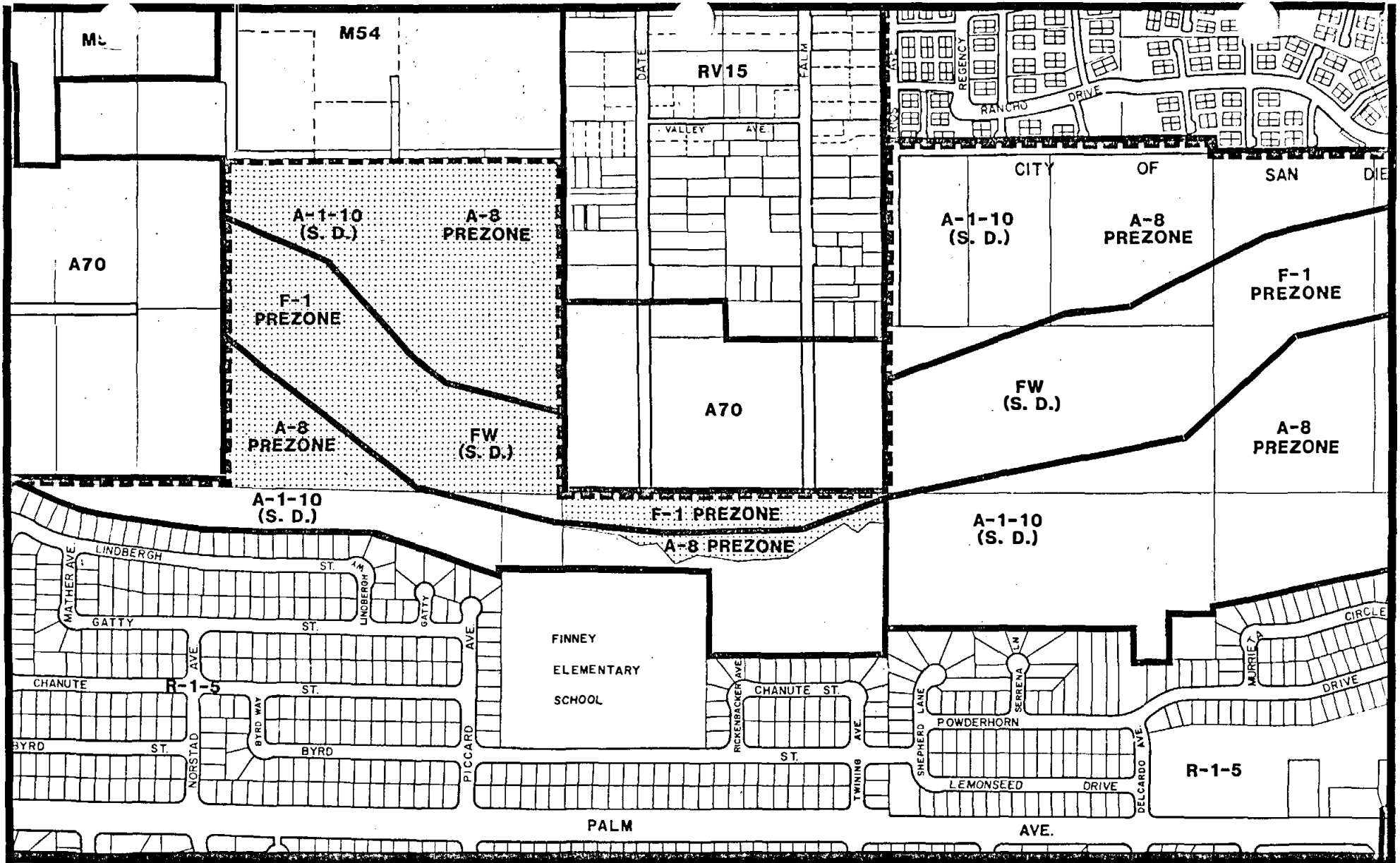


EXHIBIT A

MID-OTAY PREZONE PCZ-86-D

PROPOSED PREZONING OF APPROXIMATELY 45.75 ACRES
TO A-8, AGRICULTURAL ZONE & F-1, FLOODWAY.

NOTICE OF EXEMPTION

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Environmental Review Coordinator
Planning Department
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 92010

County Clerk
County of San Diego
220 Broadway
San Diego, CA 92101

Project Title Mid Otay Rezoning/Annexation

Project Location - Specific West of I-805, North of Palm Avenue

Project Location - City of Chula Vista Project Location - County of San Diego

Description of Nature, Purpose, and Beneficiaries of Project

The project involves the rezoning and annexation of 61.64 acres. Rezoning and existing zoning are for agricultural uses and flooding.

Name of Public Agency Approving Project City of Chula Vista

Name of Person or Agency Carrying Out Project City of Chula Vista

Exempt Status: (Check one)

- Feasibility/Planning Study (Sec. 15072)
- Ministerial (Sec. 15073)
- Declared Emergency (Sec. 15071a)
- Emergency Project (Sec. 15071b & c)
- Categorical Exemption. State Type and section number: Class 19(a)
- Not a Project (Sec. 15037)

Reasons why this project is exempt:

The proposed rezoning of this property is similar to the zoning within the City of San Diego, therefore the project consists of only a change in jurisdictions and not in Land Use.

Contact Person: <u>Douglas D. Reid</u>	Area Code	Telephone
	619	691-5104

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Date Received for Filing _____

Signature

CASE NO. ERE-86-8

EN 2 (Rev. 12/82)

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