

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING THE PARK MASTER PLAN FOR  
D STREET PARK LOCATED ON A PORTION OF D STREET,  
WEST OF WOODLAWN AVENUE, AND THE NAME  
WESTVIEW PARK

WHEREAS, the proposed 0.81-acre park site is located within the D Street right-of-way west of Woodlawn Avenue in western Chula Vista; and

WHEREAS, the City of Chula Vista is the owner of that certain real property situated in the City of Chula Vista, County of San Diego, State of California, currently known as D Street west of Woodlawn Avenue which was dedicated to the City of Chula Vista for public use on Map 505 recorded March 13, 1888; and

WHEREAS, a portion of said D Street is no longer needed for use as a public street, as more particularly described in a legal description thereof, marked Exhibit "A," and as shown on a sketch thereof, marked Exhibit "B," both attached hereto and incorporated herein by this reference; and

WHEREAS, access to San Diego Gas & Electric (SDG&E) transmission line 642 located along the north side of the D Street right-of-way line shall be maintained; and

WHEREAS, the western portion of said Exhibit "A" includes a Health Risk Assessment Zone, as defined by the Environmental Element of the City of Chula Vista's General Plan, and therefore required the completion of a Health Risk Assessment Study; and

WHEREAS, the Air Quality Analysis included in the Health Risk Assessment Study noted no significant findings; and

WHEREAS, the Noise/Land Use compatibility guidelines listed in the City's General Plan pertaining to Neighborhood Parks does not apply to this Project because it is designated as an Urban Park in accordance with the Chula Vista Park Master Plan; and

WHEREAS, a parking count for the project area was done in April 2018 and an update completed in September - October 2019 which covered the streets south of C Street, west of Broadway, north of E Street and east of I-5. The parking count shows that there was generally 9% - 36% parking availability in the neighborhood and that if the existing parking spaces west of Woodlawn Avenue are eliminated, it would represent a 4% - 23% parking availability in the neighborhood; and

WHEREAS, the project proposes to convert existing asphalt into a park which would reduce the amount of existing impervious areas by replacing them with pervious areas thus improving water quality over existing conditions; and

WHEREAS, considering the conclusions from the Air Quality Analysis, Parking Study and Water Quality Analysis, and because the Noise/Land Use compatibility guidelines listed in the City's General Plan pertaining to Neighborhood Parks does not apply to Urban Parks, the Director of Development Services has determined that the project qualifies for a Categorical Exemption pursuant to Section 15332 [In-fill Development Projects] and Section 15304 [Minor Alterations to Land] of the State California Environmental Quality Act (CEQA) Guidelines. Thus, no further environmental review is required; and

WHEREAS, standard Park and Facilities Rules, as stated in Chapter 2.66 of Chula Vista Municipal Code (CVMC), shall apply with an additional restriction that no balloons and flying of kites be allowed in the park in order to protect the adjacent overhead power lines and associated electrical transformers; and

WHEREAS, the D Street Park Master Plan provides amenities consistent with urban parks of a similar size and configuration within western Chula Vista neighborhoods; and

WHEREAS, the proposed park's name is Westview Park; and

WHEREAS, the Parks and Recreation Commission recommended approval of the D Street Park Master Plan and park name at its meeting on October 10<sup>th</sup>, 2019.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it approves the Park Master Plan for D Street Park, located within a portion of D Street, west of Woodlawn Avenue, and the name Westview Park.

PASSED AND ADOPTED by the City Council of the City of Chula Vista, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Presented by:

Approved as to form by:

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Kelly G. Broughton, FASLA  
Director of Development Services

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Glen R. Googins  
City Attorney