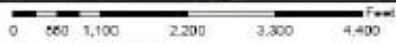


- Commercial - Professional and Administrative
- Commercial - Thoroughfare
- Commercial - Visitor
- Industrial - General
- Industrial - Limited
- Industrial - Research and Limited
- Open Space
- Public - Quasi-Public
- Parks and Recreation
- Residential in Harbor
- Residential in Otay
- Railroad Easement
- Project Roads

Note: Areas in the LCP Planning Area not identified by zoning categories are classified as "Circulation and Other"



- LCP Planning Area
- City of Chula Vista
- Bayfront Master Plan Redevelopment Area

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California

Exhibit 8

Zoning Map

P&O Consultants

This map is for illustrative purposes only and does not provide precise design details.

Developed Parcel Areas:

The majority of parcel areas are currently developed. There is potential for these parcel areas to be redeveloped within the limits of the existing zoning and provisions of the LCP; however, the existing uses of these parcel areas are expected to remain the same.

- Parcel Areas 1-b through 1-e are currently developed with commercial land uses including Anthony's Fish Grotto, Good Nite Inn, El Torito, and the Highland Partnership office building, from north to south, respectively. These parcels are zoned Commercial-Thoroughfare (C-T).
- Parcel Area 1-f is a small City park. The park is accessed from "F" Street and consists of grassy landscaped areas, benches/seating areas, and parking areas. This parcel is zoned Parks and Recreation (P-R).
- Parcel Area 1-g is existing open space characterized by wetlands and native habitat. There are four parcels within this area. Three of the parcels are owned by the City and one is owned by Goodrich. This area is zoned as Open Space (O-S).
- Parcel Area 2-a is existing open space characterized by wetlands and native habitat. There are two parcels within this area, both of which are owned by the USFWS and encompass the "F&G" Street Marsh. This area is zoned as O-S.
- Parcel Area 2-b is owned by Goodrich. The area consists of existing industrial and commercial land uses, including warehouses, office, and parking structures. The Goodrich facility has been involved in aircraft manufacturing since the early 1940s. Parcel Area 2-b became known as the Goodrich North Campus Facility following sale of the South Campus (south of "H" Street) to the Port in the late 1990s. The North Campus facility is generally bounded by Bay Boulevard to the east, Marina Parkway to the west, the Sweetwater Marsh National Wildlife Refuge to the northwest, "F" Street and the National Wildlife Refuge to the north, and "H" Street to the south. The Goodrich North Campus area is the largest ownership within the City's jurisdiction, encompassing approximately 78 acres. The Goodrich North Campus includes three zones: Industrial-Limited and Research (I-RL), Industrial-General (IG), and Commercial-Professional and Administrative (C-P).
- Parcel Area 2-c is commercial land use and consists of a Pacific Trust Bank and associated parking areas. This parcel is zoned as I-G.
- Parcel Area 2-d is a small retail complex, Gateway Business Park, which includes the West Marine shop, Kelly Paper, and Fleet Pride. The retail area includes parking areas and access from Bay Boulevard. This parcel is zoned as I-G.
- Parcel Area 2-e is a commercial office land use that includes a National University campus. This parcel is zoned as I-G.
- Parcel Area 3-b contains the Community Health Group building and associated surface parking areas located at 740 Bay Boulevard. This area is zoned as I-G.
- Parcel Area 3-c contains the PIMA Medical Group building and associated surface parking areas. This area is zoned as I-G.
- Parcel Area 3-d contains the LAING office building and associated surface parking areas. This area is zoned as I-G.

- Parcel Area 3-e contains the Furniture Warehouse on the east side of Bay Boulevard and associated parking and loading areas. This area is zoned as I-G.
- Parcel Areas 3-f, 3-g, and 3-h are currently commercial/retail and light industrial uses with various businesses such as pest control, antique sales, clothing sales, produce sales, and offices. The business complex is characterized by multiple single-story buildings, storefronts, loading docks, and parking areas. These areas are zoned as I-G.
- Parcel Area 3-i consists of the Bayside Business Park with several different leasers. This area is zoned as I-G.
- Parcel Area 3-j includes the Grainger building. This area is zoned as I-RL.
- Parcel Area 3-k consists of the Faivre Street industrial area. This area includes industrial land uses in addition to some undeveloped areas within the floodplain of the Otay River. This area was annexed from the County of San Diego and contained the County's zoning of Manufacturing with a floodplain overlay (M-54). In the late 1990s, the M-54 zoning designation was changed to the City's Industrial-Limited (I-L) zone and the floodplain overlay in the City's General Plan was changed to O-S.

Undeveloped Parcel Areas: A few parcel areas, which are currently undeveloped, are also within the LCP Planning Area and have the potential for development within the limits of the designated zoning and provisions of the LCP.

- Parcel Area 1-a is owned by the City. The land is currently vacant and is zoned as C-P. The parcel is located just north of "E" Street and west of a freeway off-ramp. A portion of the property is under the jurisdiction of the California Department of Transportation (Caltrans) and is not included in the LCP Planning Area. The portion of the property located outside the Caltrans area is approximately 5 acres and is planned for office development in the CVBMP. This parcel has restricted access.
- Parcel Area 2g is owned by the City of Chula Vista. This site has an area of 1.81 acres; it is currently vacant and is designated as Public/Quasi-Public (P-Q). This site is planned for construction of Chula Vista Fire Station Number 11.
- Parcel Area 3-a includes a surface parking lot adjacent to "J" Street and undeveloped lands located between Bay Boulevard and I-5 south of "J" Street. These parcels have the potential for additional development based on existing zoning. The surface parking lot parcel is currently zoned as C-V. The remaining parcels in Parcel Area 3-a are zoned I-G.

Land Exchange Parcel Areas: Four parcel areas have been transferred to a private entity as a part of the land exchange with the Port. These parcel areas are located in the Harbor District and have a specific proposal for development per the CVBMP.

- Parcel Area 2-f is currently undeveloped land and includes CVBMP Parcels H-13 and H-14. This parcel area is zoned as Residential-Mixed Harbor District (R-MH).
- Parcel Area 2-h consists of industrial properties that were previously part of the Goodrich South Campus and includes CVBMP Parcel H-15. This parcel area includes two zoning categories: the southern portion is zoned as Commercial-Visitor (C-V) and the northern portion is zoned C-P.