

JAN 18 1978

BE IT RESOLVED, by the Council of The City of San Diego, that pursuant to California Public Resources Code, Section 21081, the following findings are made with respect to the environmental impacts identified in Environmental Impact Report No. 77-07-16:

I. DESCRIPTION OF THE PROJECT:

The proposed development, AVOCADO VISTA UNITS 1, 2, 3 and 4, is located in the southeast portion of the City of San Diego. The subject property consists of 45.7 acres of land, bounded on the north by single-family homes, except the northeast corner where the Highland Apartments are located. On the east a new subdivision is being developed as single-family homes, on the south single-family homes and vacant land, and on the west vacant land and a mobile home park.

OBJECTIVE:

The proposed project will provide homes in the low to high medium price range. The finished project will prevent the "leapfrog" condition that has existed in the past in this area, which has allowed urban sprawl, a situation The City of San Diego has been opposed to.

II. OPEN SPACE:

Present zoning in the project is R-1-5, requiring lots with a minimum square footage of 5,000 feet. No lot in the project has less than 5,600 square feet, and many are much larger due to the terrain. The larger lots allow for less cuts and/or fill. Homes in the project will range in price from \$45,000 to \$57,000. They will be of conventional design, complimenting the new homes in the area.

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A PRD in the area would not be feasible because low-cost homes are not wanted in this location. There has been three (3) such projects in the area that were approved by The City of San Diego, but none were built after a market study revealed they would not be accepted, thus there was no finance money available. The projects were located as follows: (1) East side of 65th Street, now under construction as Park View Homes. (2) Valencia View, Units 1 and 2 completed this year, each of the above as single-family homes. (3) Somerset View between 58th, 59th, Division, and Skyline Streets, still vacant land although a tentative map had been approved for single-family homes. The foregoing would indicate that low-cost housing is not desirable in the area.

In the recent past The City of San Diego down-zoned portions of the Encanto area within two (2) blocks of the project, indicating it would not be advisable to ask for a higher density such as R-2 on portions in order to leave an open space in another. The City Planning Department has indicated that this property's zoning pattern calls for low density. If we would petition for R-2 or R-2A, it probably would be denied. Approximately five (5) homes can be built on R-1-5 zoning. We have lowered that to 4.77, showing less density than the minimum.

The proponents of this project are completing a subdivision east of Woodman consisting of fifty (50) homes. Although sales have been brisk, those homes on smaller lots are selling last, indicating the buying public still wants an adequate-sized lot as a home site. We feel this same condition would exist

on this subdivision, although The City of San Diego has approved an overlay of the R-1-5 zoning allowing smaller lots. The developers completed Madera Terrace, fifty-three (53) homes in Lemon Grove, last year. They received a commendation from the County of San Diego for achieving a "Perfect Ethnic Balance" in the subdivision, which they expect to do in Avocado Vista.

III. LOSS OF TREES:

The avocado grove has operated at a loss for the last three (3) successive years, although there does appear to be a good set this year, provided the elements allow for a full harvest. The developer has redrawn the original tentative map three times in cooperation with City Planning and the City Engineer, which will allow approximately twenty percent (20%) of the trees to be saved. However, it is our opinion that this will not accomplish the desired effect of having a live tree when the subdivision is completed. The grove is presently being watered by two (2) 4" water lines, one in Benson and the other in Sullivan Streets. These lines will be removed and the water cut off prior to the commencing of grading. Before the regular water lines can be installed in the new streets, it may be six (6) months to a year when water can be provided again for the trees. This will very likely be during the summer months of 1978.

IV. EXCESSIVE GRADING:

The present tentative map calls for a minimum of grading so the project could be completed economically.

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V. PARKS:

There are several parks in the area and, of course, the developer will have to contribute a substantial park fee for park development. Martin Luther King Park is one block south, including a regulation-size pool. Encanto Community Park is 3,000 feet north with a community building for games and crafts. The Chollas Neighborhood Park is approximately three miles north, which will have a municipal golf course. The park presently has Chollas Lake, a great recreation for the younger set.

ALTERNATIVES:

I. NO PROJECT:

Thirty-six acres of the project consists of vacant land. There is no way for the owners to continue paying the high taxes which are now being assessed. It is no longer economical to farm the land to offset the rising taxes. The land is being taxed at its highest and best use, and that is for development. The present owner has said he no longer wishes to maintain the avocado grove due to increased taxes, labor, and the cost of water. Therefore, he may remove the trees if that is necessary in order for him to sell his land at the present inflated prices.

II. DELAY:

Any delay in getting the project completed can only result in increased prices for the consumer. This can be borne out by checking the increased prices that have been charged in the sale of homes in the area in the last two years.

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III. PURCHASE BY THE CITY OF THE OPEN SPACE:

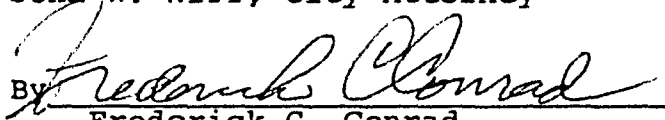
There is no assessment district formed by The City of San Diego to acquire open space in the area. Until such a district would be formed and money appropriated, there would be no way to acquire the property designated as open space in the EIR.

IV. LANDSCAPING:

The developer proposes to landscape all home sites to enhance the beauty of the area and to have a more salable product. All cuts and fills will be planted and irrigated in accordance with City ordinances.

APPROVED: JOHN W. WITT, City Attorney

By



Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
5/17/78
HRP NO. 101
Or.Dept.:Clerk

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Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Lowery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Gade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Angela Page* Deputy.

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SAN DIEGO, CALIF.

Office of the City Clerk, San Diego, California

Resolution Number **220113** Adopted **JAN 18 1978**