

APPENDIX

Environmental Impact Reports

Consistent with the requirements of the California Environmental Quality Act a Supplemental Environmental Impact Report (EIR) was prepared for each of the General Plan elements. In addition a detailed evaluation was made of the Guidelines for Future Development which is the Residential Growth Management Program for San Diego. This EIR looks at the City's program of managing growth and its relationship to both regional and state goals and policies. It also documents sources and reference for each aspect of the environmental setting.

General Environmental Impact Report

Progress Guide and General Plan Amendment - No. 77-09-20

Supplemental Environmental Impact Reports

Housing

Transportation - No. 78-03-56

Commercial - No. 78-03-55

Industrial - No. 78-10-16

Public Facilities, Services and Safety - No. 78-03-60

Open Space - No. 78-02-27

Recreation - No. 78-03-52

Redevelopment - No. 78-01-15

Conservation - No. 78-03-48

Energy Conservation - No. 78-03-49

Cultural Resources Management - No. 77-08-31

Seismic Safety - No. 78-03-54

Urban Design - No. 77-09-37

Background Studies

A Growth Management Program for San Diego, Report to the San Diego City Council and Planning Commission, - July 8, 1976 - The first of two reports describing the Five-Tiered Program for San Diego, prepared by Robert H. Freilich, Hulen Professor of Law, University of Missouri, Kansas City.

Development Incentives – October 1976 - An examination of various development incentives that would encourage growth inward toward already urbanized areas.

Report on Vacant and Underutilized Lands -

October 1976 - This report is an inventory of privately owned vacant residential land and underdeveloped land which is defined as being those parcels zoned for multifamily use but developed with a single-family unit or a multifamily structure below the density permitted.

Low and Moderate Income Housing Allocation – October 1976 - Explains the development of a housing allocation model which could be used as a guideline in preparing the housing element of the General Plan and the Housing Assistance Plan for the City.

Tier III Alternatives - November 1976 - Examination of alternatives for growth in the Tier III communities.

Tier IV Assessed Value - November 1976 -An inventory of the assessed value of land and improvements in the Tier IV geographic areas of each Tier III alternative.

Analysis of Community Characteristics -

December 1976 - Each community in the City was evaluated in order to determine their potential for growth and under what condition this growth might occur.

An Analysis of Public Facilities - December 1976 - An overview of the possible impact of growth on community facilities were the City to undertake a Growth Management Program which emphasizes growth in Tiers I and II.

An Analysis of Socio-Economic Considerations - Balanced and Self-Contained Communities - December 1976 - This report is a preliminary effort to develop a criteria and methodology by which the communities in San Diego can be evaluated in terms of their balance and self-containment.

Summary and Conceptual Strategy for a Growth Management Program - December 1976. A condensation of the conceptual framework of managing growth in San Diego. The report includes the alternatives for growth, a description of the tier approach and methods for implementing development in the different Tiers.

A Residential Growth Management Program for San Diego - April 1977 - Approved by the San Diego City Planning Commission, April 14, 1977, and the San Diego City Council on July 20,

1977. This report presents in more detail than the summary listed above, the program for managing growth within the City of San Diego.

A Five Tiered Growth Management Program for San Diego, The Implementation Program - July 20, 1978 - The second report to the Planning Commission and City Council prepared by Robert H. Freilich, Hulen Professor of Law, University of Missouri, Kansas City, describes the implementation process for managing growth in San Diego.

Fiscal Impact Study - February 1977 -Volume I, Analysis of the fiscal impact of Growth Management on the City of San Diego and the Unified School District. Prepared by Financial Management Department, City of San Diego and Marcou, O'Leary and Associates.

Fiscal Impact Study - February 1977 -Volume II, Description of the methodology used in developing the fiscal impact of Growth Management. Prepared by Financial Management Department, City of San Diego and Marcou, O'Leary and Associates.

The Impacts of Alternative Growth Management Policy Sets on the Housing Market of San Diego - June 1978 - The study projects the demand, supply and cost of housing in the City of San Diego under alternative sets of growth management policies, one representing current policy and the other considering additional incentives to development in the older, developed portion of the City. Prepared by Hammer, Siler, George Associates.

San Diego City Growth Management Studies Income and Employment Component - July 1978 - Report examines employment and income implication of the City's Growth Management Program. Prepared by Econmetric Research Associates, Inc.

Natural Resources Study - July 1978 - Examined the effects Growth Management would have on demands for electricity, natural gas, energy sources, water, capital costs for sewers, telephone service, the value of open space and the costs and savings in transportation. Prepared by Copley International Corporation in association with JHK and Associates.

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