

#437916



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

THE CITY OF SAN DIEGO

General Application

FORM
DS-3032
AUGUST 2013

Part I (Must be completed for all permits/approvals)

1. **Approval Type:** *Separate electrical, plumbing and/or mechanical permits are required for projects other than single-family residences or duplexes* Electrical/Plumbing/Mechanical Sign Structure Grading Public Right-of-Way; Subdivision Demolition/Removal Development Approval Vesting Tentative Map Tentative Map Map Waiver Other: _____

2. **Project Address/Location:** *Include Building or Suite No.*
9449 Friars Road San Diego, CA 92108

Project Title:
Stadium Reconstruction Project

Project No.: *For City Use Only*
11003498

Legal Description: *(Lot, Block, Subdivision Name & Map Number)*
Those portions of Lots 35, 36, 42 and 43 of Rancho Mission of San Diego, in the City of San Diego

Assessor's Parcel Number:
433-250-13, 16

Existing Use: House/Duplex Condominium/Apartment/Townhouse Commercial/Non-Residential Vacant Land

Proposed Use: House/Duplex Condominium/Apartment/Townhouse Commercial/Non-Residential Vacant Land

Project Description:
The project proposes to construct a new multi-purpose sports stadium with a permanent seating capacity of up to 68,000 seats, expanding to approximately 72,000 seats for special events, and capable of hosting National Football League (NFL) football games, other professional and amateur sports, entertainment, cultural and commercial events. The new stadium would have a maximum height of 250 feet and would cover an area of approximately 750,000 square feet (approximately 17 acres) with an approximate floor area of 1,750,000 square feet in the north east corner of the site. The existing Qualcomm stadium will be demolished subsequent to construction of the new stadium.

3. **Property Owner/Lessee Tenant Name:** *Check one* Owner Lessee or Tenant Telephone: _____ Fax: _____
The City of San Diego, a municipal corporation

Address: _____ **City:** San Diego **State:** CA **Zip Code:** 92101 **E-mail Address:** _____
1200 Third Avenue, Suite 1700

4. **Permit Holder Name** - This is the property owner, person, or entity that is granted authority by the property owner to be responsible for scheduling inspections, receiving notices of failed inspections, permit expirations or revocation hearings, and who has the right to cancel the approval (in addition to the property owner). SDMC Section 113.0103.

Name: Kris Shackelford **Telephone:** (619) 533-4121 **Fax:** _____

Address: _____ **City:** San Diego **State:** CA **Zip Code:** 92101 **E-mail Address:** KShackelford@sandiego.gov
525 B Street, Suite 750, MS 612

5. **Licensed Design Professional** (if required): (check one) Architect Engineer License No.: _____
Name: N/A **Telephone:** _____ **Fax:** _____

Address: _____ **City:** _____ **State:** _____ **Zip Code:** _____ **E-mail Address:** _____

6. **Historical Resources/Lead Hazard Prevention and Control** (not required for roof mounted electric-photovoltaic permits, deferred fire approvals, or completion of expired permit approvals) -

- a. Year constructed for all structures on project site: 1967
- b. HRB Site # and/or historic district if property is designated or in a historic district (if none write N/A): N/A
- c. Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)? Yes No
- d. Does the project include any foundation repair, digging, trenching or other site work? Yes No

I certify that the information above is correct and accurate to the best of my knowledge. I understand that the project will be distributed/reviewed based on the information provided.

Print Name: Kris Shackelford **Signature:** *[Signature]* **Date:** 8-5-15

7. **Notice of Violation** - If you have received a Notice of Violation, Civil Penalty Notice and Order, or Stipulated Judgment, a copy must be provided at the time of project submittal. Is there an active code enforcement violation case on this site? No Yes, copy attached

8. **Applicant Name:** *Check one* Property Owner Authorized Agent of Property Owner Other Person per M.C. Section 112.0102 Telephone: _____ Fax: _____

Address: _____ **City:** San Diego **State:** CA **Zip Code:** 92101 **E-mail Address:** KShackelford@sandiego.gov
Kris Shackelford (619) 533-4121
525 B Street, Suite 750, MS 612

Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application (Municipal Code Section 112.0102). I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any plans or reports submitted for review and permit processing for the duration of this project.

Signature: *[Signature]* **Date:** 8-5-15

Project Address/Location: Include Building or Suite No.

Project No. For City Use Only

9449 Friars Road San Diego, CA 92108

9. Contractor Name:

Telephone:

Fax:

N/A

Address:

City:

State:

Zip Code:

E-mail Address:

State License No.:

License Class:

City Business Tax No.: (required per SDMC Section 31.0301)

* Licensed Contractor's Declaration: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Print Name: N/A

Date:

Contractor Signature or authorized agent:

10. * Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

- a. I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
b. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Carrier: Policy No.: Expiration Date:

Name of Agent: Phone No.:

- c. I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Print Name:

Date:

Contractor, owner, or authorized agent signature:

11. * Owner-Builder Declaration: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s). (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- a. I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).
b. I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law).
c. I am exempt from licensure under the Contractors' State License Law for the following reason:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following web site: http://www.leginfo.ca.gov/calaw.html.

Print Name:

Date:

Owner Signature or authorized agent:

A separate Owner-Builder Verification form (DS-3042) must also be signed by the owner.

12. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name:

Lender's Address:

* Required per California State Law, Health & Safety Code Section 19825-29

Part II (Must be completed for all Construction Permits, except Grading and Public Right-of-way)



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: August 5, 2015

TO: Entitlements Division, Development Services Department

FROM: Kris Shackelford, Senior Civil Engineer, Architectural Engineering & Parks Division, Public Works Department

SUBJECT: Stadium Reconstruction Project, IO # 11003488

INTRODUCTION

We hereby submit for your review the Stadium Reconstruction Project Environmental Impact Report. This memorandum is to present the project scope and identify potential environmental issues associated with the project. Our goal is to determine the permits required. We request Development Services Department to complete a *Public Project Assessment for the permits and environmental process*.

PROJECT DESCRIPTION/LOCATION

This Capital Improvement Program (CIP) project is proposing to replace the existing 48-year-old Qualcomm Stadium with a new multiuse sports, entertainment, and recreation stadium (Project). It consists of the construction of a new multi-purpose sports stadium with a permanent seating capacity of up to 68,000 seats, expanding to approximately 72,000 seats for special events, and capable of hosting National Football League (NFL) football games, other professional and amateur sports, entertainment, cultural and commercial events. The floor area would be up to 1.75 million square feet, with a structure footprint of up to 750,000 square feet. The stadium structure would have a maximum height of 250 feet above ground level including stadium lights and architectural features on the top of the structure.

The Project also includes demolition of the existing Qualcomm Stadium after the new stadium is constructed. The existing 166-acre site, located at 9449 Friars Road, is bounded by Friars Road to the north, I-15 to the east, the San Diego river the south, and by office and commercial buildings to the west. The construction of the new stadium would occur on an approximately 17 acre area in the northeast corner of the 166-acre Qualcomm Stadium property. The project is not proposing any new construction or construction staging within the River Influence Area of the San Diego River Park Master Plan nor any sale of any portion of the 166-acre site.

ENVIRONMENTAL ISSUES

As part of the project's pre-design work, potential environmental and permit issues were identified and are summarized below:

TRANSPORTATION/TRAFFIC CIRCULATION/PARKING

The project proposes to replace an existing stadium (used for NFL and college football games, along with other special events) with a new stadium for the same uses. While the new stadium and surrounding parking would be used for events similar to what currently occurs at Qualcomm Stadium, the overall on-site activity is anticipated to increase due to an improvement in facilities.

VISUAL

The project proposes to construct a new stadium at the northeast corner of the 166-acre site. The floor area would be up to 1.75 million square feet, with a structure footprint of up to 750,000 square feet. The stadium structure would have a maximum height of 250 feet above ground level.

AIR QUALITY

The construction and operation phases of the project have potential to affect air quality.

NOISE

The proposed uses will be similar to those at the existing Qualcomm Stadium. The site is currently subject to traffic noise from the adjacent streets (Friars Road) and the I-15 and I-8 freeways. The impacts from off-site noise generators are not expected to be significant.

GEOLOGIC CONDITIONS

The site is located in Geologic Hazard Category 31, characterized as having a high potential for liquefaction with shallow groundwater, major drainage, and hydraulic fills.

HYDROLOGY/WATER QUALITY

The proposed new stadium location at the northeast corner of the site will change existing drainage patterns.

PUBLIC UTILITIES

The proposed uses will be similar to those at the existing Qualcomm Stadium. It is not expected that new utilities service will be required.

BIOLOGICAL RESOURCES

The project site is located adjacent to sensitive vegetations, with San Diego River on the south side and Murphy Creek on the east side.

HISTORICAL RESOURCES (ARCHAEOLOGICAL & BUILT ENVIRONMENT)

The project site is located within proximity of recorded archeological sites. The existing Qualcomm Stadium is 48 years old and has the potential for historic significance.

Should you have any questions or need clarification, please contact me at (619) 533-4121 or Carrie Purcell at (619) 533-5124.

Sincerely,



Kris Shackelford

Attachments:

1. Project Site Plans (11 copies)
2. Public Project Assessment Application (DS-510) (11 copies)
3. Vicinity Map (11 copies)
4. Photo Survey (11 copies)
5. Completed Stormwater Requirements Applicability Checklist Form (DS-560)

cc: Carrie Purcell, Program Manager, Project Implementation Division, Public Works Department



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Public Project Assessment Application

FORM
DS-510
 OCTOBER 2013

Project Number (PTS): 437916	WBS or Internal Order Number: I.O. No. 11003488	Date Received:
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A. SUBMITTAL REQUIREMENTS

1. Plans/drawings of the proposed project (minimum size 11" x 17" if legible, or larger sets folded to 8 1/2" x 11") (5 sets).
2. Public Project Assessment Application (DS-510) (5 copies).
3. Open account to the following departments: Development Services (1611); City Planning and Community Investment (1612); Water (2013) and Wastewater (2011).
4. Cover Memo/Letter describing the project (5 copies).
5. Location Map.
6. Photo Survey or aerial photo Map with key (5 copies).
7. Completed Stormwater Requirements Applicability Checklist Form (DS-560). If required, provide the Best Management Practices (BMP) or Water Quality Technical Report in accordance with the checklist (does not apply to administrative projects).
8. Deposit Account/Financially Responsible Party (DS-3242) if using deposit account.

B. APPLICANT INFORMATION: ALL FIELDS REQUIRED

Applicant Name: Kris Shackelford	Title: Senior Civil Engineer
Department/Organization: Public Works Department/Architectural Engineering & Parks Division	Mail Station: MS 908A
Address: 525 B Street, Suite 750, MS 908A	
Phone No.: (619) 533-4121	Applicant's Environmental Planner Contact: Marthe Blake
E-Mail Address: KShackelford@sandiego.gov	

C. PROJECT INFORMATION: MEMO REQUIRED - SEE SECTION (M)

Project Name: Stadium Reconstruction Project	
Existing Use(s): Multi-purpose stadium	
Location (street address or hundred block. If a large area, give general description, such as, east of, south of, etc.): 9449 Friars Road San Diego, CA 92108	
Council District(s): 7	
Community Plan Names(s): Mission Valley	
Assessor Parcel Number(s): 433-250-13, 16	
Zoning: MVPD-MV-CV, MVPD-MV-M/SP	Overlays: (Coastal, PDO, FAA) Transit Area Overlay Zone, FAA

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Upon request, this information is available in alternative formats for persons with disabilities.

D. GENERAL

- Is a National Environmental Policy Act (NEPA) review required? Yes No
- Located within or adjacent to City open space? Yes No
- Located within or adjacent to Multi-Habitat Planning Area (MHPA)? Yes No
- Does the project include a Revegetation Plan? Yes No
- Does this proposal impact City owned property? If yes, identify Department(s) READ Yes No
- Is this proposal within the public right-of-way? Yes No
- Does the project include an off-street staging area? Yes No
- Does the project include a maintenance access path/road? Yes No

E. PRIOR APPROVAL(S)/REVIEW(S)

- Has a California Environmental Quality Act (CEQA) review (Exemption, Mitigated Negative Declaration, etc.) or a development permit (Site Development Permit, Coastal Development Permit, etc.) been previously approved for this proposal?
- Public Project Assessment? Project No.** _____ Yes No
- NEPA/CEQA review? If yes, attach copies Yes No
- Discretionary Permit(s)? If yes, attach copies** Yes No

F. ENVIRONMENTALLY SENSITIVE LANDS

Does the project site contain or is it adjacent to any site that contains any of the following, Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?

- | | | | |
|--------------------------------|---|--------------------------|---|
| Sensitive Biological Resources | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Sensitive Coastal Bluffs | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Steep Hillside | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 100-Year Flood Plain | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

G. HISTORICAL RESOURCES

- Year constructed for all structures on project site:** 1967
- HRB Site # and/or historic district if property is designated or in a historic district (if none write N/A):** N/A
- Does the project include **any permanent or temporary alterations or impacts to the exterior** (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)? Yes No
- Does the project include any foundation repair, digging, trenching or other site work? Yes No
- Is the site identified on the Historical Resource Sensitivity Map for Archaeology? Yes No

H. GRADING

- Are you proposing to grade the site? Yes No
- Import (cubic yards) TBD Yes No
- Export (cubic yards) 490,000 Yes No
- Grading area (percentage of site) TBD Yes No

I. FUNDING CIP Yes No

- Federal funding? Identify Source: _____ Deadline: _____ Yes No
- State funding? Identify Source: _____ Deadline: _____ Yes No
- City funding? Identify Source: TBD Deadline: _____ Yes No
- Decision maker: City Council Mayor Other
- Priority (if yes state reason): Yes No
- Reason: Mayor

Funding, Mayor, Change in Law

Anticipated Public Hearing Date? 10/13/15

J. PIPELINE PROJECTS

Trenching Alignment? New Replace-In-Kind Trenchless

Pipeline/Trench Depth:

Existing Depth: _____ feet

Length: _____ feet

Width: _____ feet

Proposed Depth: _____ feet

Length: _____ feet

Width: _____ feet

Abandonment Length: _____ feet

New or modified structure(s)? Yes No

If yes, identify, type of structure/use: _____

New or modified service, maintenance access roads or staging areas? Yes No

If yes, identify _____

K. CITY REAL ESTATE ACTIVITIES

Are any real estate actions:

New Lease? Yes No

Amended Lease? Yes No

Property Sale? Yes No

Right of Entry Permit? Yes No

Vacations? Yes No

Easements? Yes No

Dedications? Yes No

Other? Yes No

If yes, identify _____ easement at the northeast corner needs to be modified

Contact in Real Estate Assets Department:

Name: _____

MS: _____

Phone No. _____

L. AIRPORTS

Airport Influence Area (AIA) Yes No

FAA Part 77 Notification Area Yes No

Applies to above ground structures

(If yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

M. PROJECT COVER MEMO:

- Background
- Detailed Location
- Discussion of Prior Approvals if Any
- Detailed Scope of Work (Access, Methods)
- Discussion of Historic Resources/Biology, etc.
- Discuss any Issues with Funding, Grants, NEPA, Deadlines to be Considered



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

Storm Water Requirements Applicability Checklist

FORM
 DS-560

JANUARY 2011

Project Address: 9449 Friars Road San Diego, CA 92108	Project Number (for City Use Only):
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SECTION 1. Permanent Storm Water BMP Requirements:

Additional information for determining the requirements is found in the Storm Water Standards Manual.

Part A: Determine if Exempt from Permanent Storm Water BMP Requirements.

Projects that are considered maintenance, or are otherwise not categorized as "development projects" or "redevelopment projects" according to the Storm Water Standards manual are not required to install permanent storm water BMPs. **If "Yes" is checked for any line in Part A, proceed to Part C and check the box labeled "Exempt Project." If "No" is checked for all of the lines, continue to Part B.**

- The project is not a Development Project as defined in the Storm Water Standards Manual: for example habitat restoration projects, and construction inside an existing building. Yes No
- The project is only the construction of underground or overhead linear utilities. Yes No
- The project qualifies as routine maintenance (replaces or renews existing surface materials because of failed or deteriorating condition). This includes roof replacement, pavement spot repairs and resurfacing treatments such as asphalt overlay or slurry seal, and replacement of damaged pavement. Yes No
- The project only installs sidewalks, bike lanes, or pedestrian ramps on an existing road, and does not change sheet flow condition to a concentrated flow condition. Yes No

Part B: Determine if Subject to Priority Development Project Requirements.

Projects that match one of the definitions below are subject to additional requirements including preparation of a Water Quality Technical Report.

If "Yes" is checked for any line in Part B, proceed to Part C and check the box labeled "Priority Development Project." If "No" is checked for all of the lines, continue to Part C and check the box labeled "Standard Development Project."

- Residential development of 10 or more units.** Yes No
- Commercial development and similar non-residential development greater than one acre.** Hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; and other light industrial facilities. Yes No
- Heavy industrial development greater than one acre.** Manufacturing plants, food processing plants, metal working facilities, printing plants, and fleet storage areas. Yes No
- Automotive repair shop.** Facilities categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. Yes No
- Restaurant.** Facilities that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), and where the land area for development is greater than 5,000 square feet. Yes No
- Hillside development greater than 5,000 square feet.** Development that creates 5,000 square feet of impervious surface and is located in an area with known erosive soil conditions and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No
- Water Quality Sensitive Area.** Development located within, directly adjacent to, or discharging directly to a Water Quality Sensitive Area (as depicted in Appendix C) in which the project either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" is defined as being situated within 200 feet of the Water Quality Sensitive Area. "Discharging directly to" is defined as outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. Yes No
- Parking lot with a minimum area of 5,000 square feet or a minimum of 15 parking spaces** and potential exposure to urban runoff (unless it meets the exclusion for parking lot reconfiguration on line 11). Yes No

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- 9. **Street, road, highway, or freeway.** New paved surface in excess of 5,000 square feet used for the transportation of automobiles, trucks, motorcycles, and other vehicles (unless it meets the exclusion for road reconfiguration on line 11). Yes No
 - 10. **Retail Gasoline Outlet (RGO)** that is: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No
 - 11. **Significant Redevelopment;** project installs and/or replaces 5,000 square feet or more of impervious surface and the existing site meets at least one of the categories above. The project is not considered Significant Redevelopment if reconfiguring an existing road or parking lot without a change to the footprint of an existing developed road or parking lot. The existing footprint is defined as the outside curb or the outside edge of pavement when there is no curb. Yes No
 - 12. **Other Pollutant Generating Project.** Any other project not covered in the categories above, that disturbs one acre or more and is not excluded by the criteria below. Yes No
- Projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.*

Part C: Select the appropriate category based on the outcome of Parts A & B.

- 1. If "Yes" is checked for any line in Part A, then check this box. Continue to Section 2. Exempt Project
- 2. If "No" is checked for all lines in Part A, and Part B, then check this box. Continue to Section 2. Standard Development Project
- 3. If "No" is checked for all lines in Part A, and "Yes" is checked for at least one of the lines in Part B, then check this box. Continue to Section 2. See the Storm Water Standards Manual for guidance on determining if Hydromodification Management Plan requirements apply. Priority Development Project

SECTION 2. Construction Storm Water BMP Requirements:
For all projects, complete Part D. If "Yes" is checked for any line in Part D, then continue to Part E.

Part D: Determine Construction Phase Storm Water Requirements.

- 1. Is the project subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities? (See State Water Resources Control Board Order No. 2009-0009-DWQ for rules on enrollment) Yes No
- 2. Does the project propose grading or soil disturbance? Yes No
- 3. Would storm water or urban runoff have the potential to contact any portion of the construction area, including washing and staging areas? Yes No
- 4. Would the project use any construction materials that could negatively affect water quality if discharged from the site (such as, paints, solvents, concrete, and stucco)? Yes No
- 5. Check this box if "Yes" is checked for line 1. Continue to Part E. SWPPP Required
- 6. Check this box if "No" is checked for line 1, and "Yes" is checked for any line 2-4. Continue to Part E. WPCP Required
- 7. Check this box if "No" is checked for all lines 1-4. Part E does not apply. No Document Required

Part E: Determine Construction Site Priority

This prioritization must be completed with this form, noted on the plans, and included in the SWPPP or WPCP. The City reserves the right to adjust the priority of the projects both before and during construction. [Note: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by City staff.]

- 1. High Priority**
 - a) Projects where the site is 50 acres or more and grading will occur during the wet season
 - b) Projects 1 acre or more and tributary to an impaired water body for sediment (e.g., Peñasquitos watershed)
 - c) Projects 1 acre or more within or directly adjacent to or discharging directly to a coastal lagoon or other receiving water within a Water Quality Sensitive Area.
 - d) Projects subject to phased grading or advanced treatment requirements.
- 2 Medium Priority.** Projects 1 acre or more but not subject to a high priority designation.
- 3 Low Priority.** Projects requiring a Water Pollution Control Plan but not subject to a medium or high priority designation.

Name of Owner or Agent (Please Print):
 Kris Shackelford

Title:
 Senior Civil Engineer

Signature: 

Date: 8-5-16

Facility Name:
Qualcomm Stadium

Site Location:
9449 Friars Road, San Diego,
San Diego County, California

Project No.
60431885

Photo No. 1	Date: 7/7/15
Direction Photo Taken: West northwest	
Description: General overview of the northwest side of the subject property from top level of stadium.	



Photo No. 2	Date: 7/7/15
Direction Photo Taken: Southwest	
Description: General overview of the southwest side of the subject property from top level of stadium.	



Facility Name:
Qualcomm Stadium

Site Location:
9449 Friars Road, San Diego,
San Diego County, California

Project No.
60431885

Photo No. 3	Date: 7/7/15
Direction Photo Taken: East	
Description: General view of the west side of the stadium.	

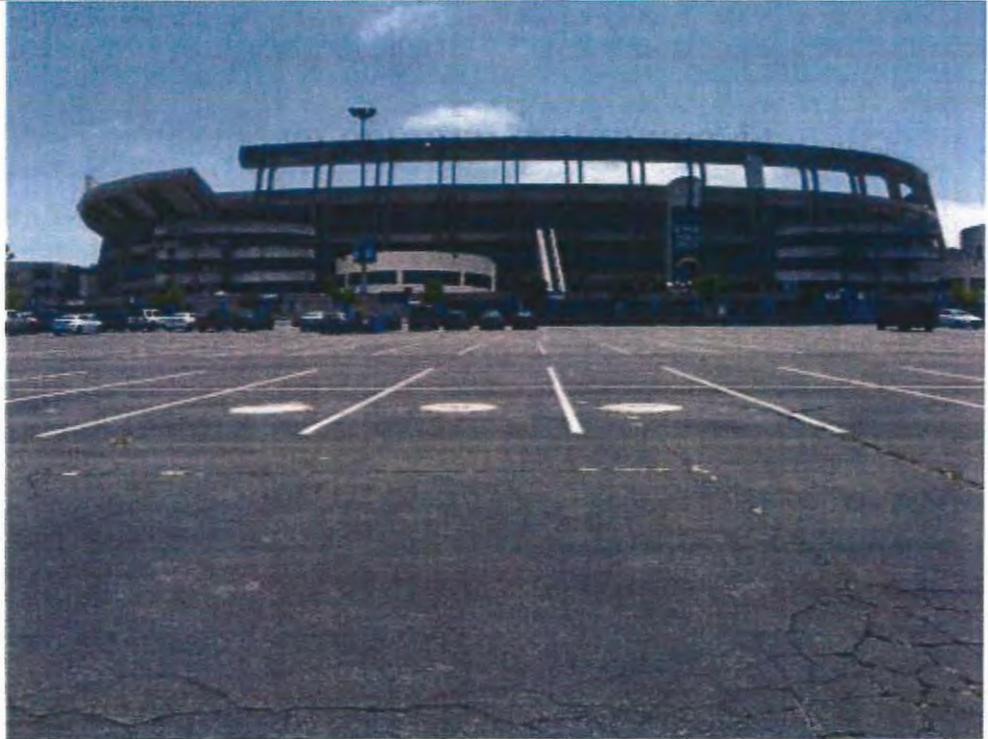


Photo No. 4	Date: 7/7/15
Direction Photo Taken: South	
Description: General view of the north side of the stadium.	



Facility Name:
Qualcomm Stadium

Site Location:
9449 Friars Road, San Diego,
San Diego County, California

Project No.
60431885

Photo No. 5	Date: 7/7/15
Direction Photo Taken: West	
Description: General overview of the west side of the subject property.	



Photo No. 6	Date: 7/7/15
Direction Photo Taken: West	
Description: View of the northeast area of the parking lot. Onsite monitoring wells associated with the offsite fuel release from the northeast adjacent Kinder Morgan facility are visible in the foreground. Portion of Kinder Morgan facility visible in background.	



Facility Name:
Qualcomm Stadium

Site Location:
9449 Friars Road, San Diego,
San Diego County, California

Project No.
60431885

Photo No.
7

Date:
7/7/15

Direction Photo Taken:

West

Description:

View of the elevated trolley station and associated track on the south side of the subject property.



Photo No.
8

Date:
7/7/15

Direction Photo Taken:

South

Description:

Representative view of the interior seating of the stadium.



Facility Name:
Qualcomm Stadium**Site Location:**
9449 Friars Road, San Diego,
San Diego County, California**Project No.**
60431885**Photo No.**
9**Date:**
7/7/15**Direction Photo Taken:**

West

Description:

General view of the interior seating in the stadium. The field was covered with temporary protective plastic tiles at the time of AECOMs facility visit.

**Photo No.**
10**Date:**
7/7/15**Direction Photo Taken:**

North

Description:

General view of the central portion of the stadium from field level.



Facility Name:
Qualcomm Stadium

Site Location:
9449 Friars Road, San Diego,
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Project No.
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Photo No.
11

Date:
7/7/15

Direction Photo Taken:

Northwest

Description:

A backup generator with associated diesel tank located within a fenced enclosure on the east side of the stadium.



Photo No.
12

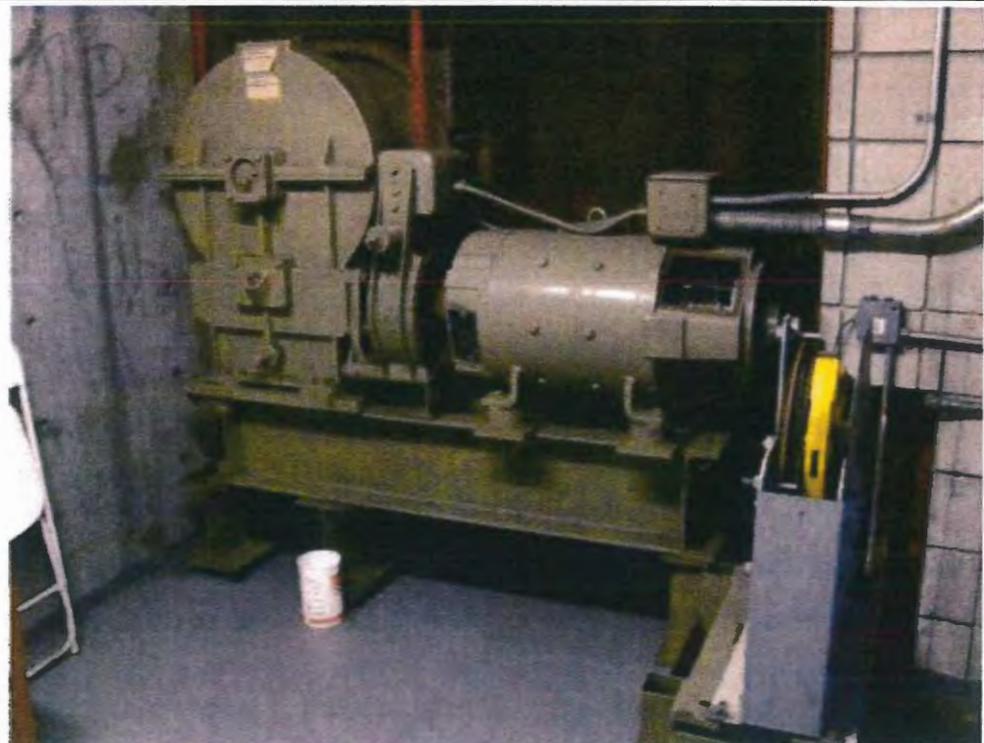
Date:
7/7/15

Direction Photo Taken:

South

Description:

View of the interior of the elevator 5 mechanical room located in the eastern portion of the stadium.

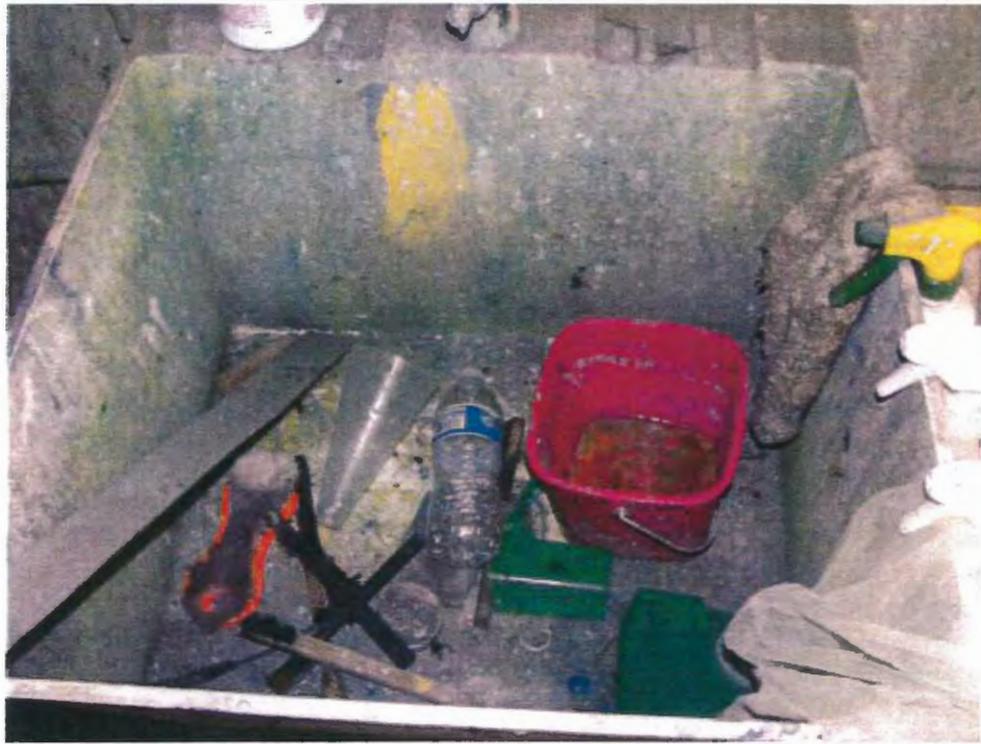


Facility Name:
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13**Date:**
7/7/15**Direction Photo Taken:**

West

Description:

De minimis paint staining and debris located inside a sink basin in the Ground Crew area in East Tunnel on the east side of the stadium.

**Photo No.**
14**Date:**
7/7/15**Direction Photo Taken:**

North

Description:

Gasoline storage inside the Ground Crew maintenance room located in the eastern portion of the stadium.



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Photo No.
15

Date:
7/7/15

Direction Photo Taken:

South

Description:

Vehicle entry into the basement level in the south side of the stadium.



Photo No.
16

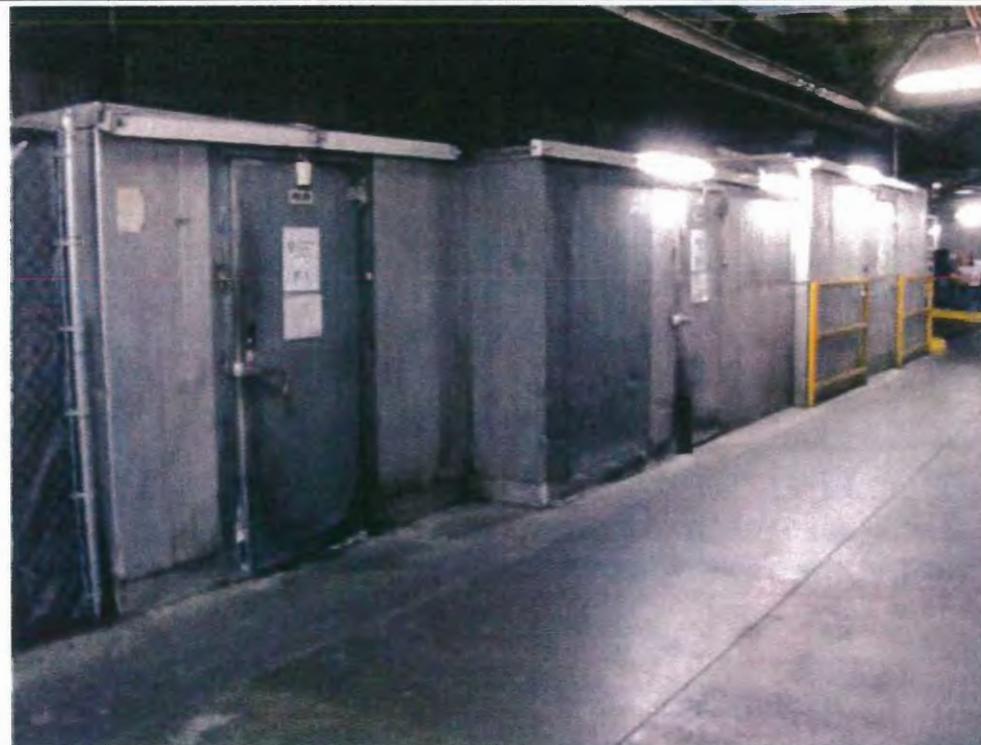
Date:
7/7/15

Direction Photo Taken:

NA

Description:

Refrigeration units utilized by food vendor tenants located on Basement Level 2 of the stadium.



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Photo No.
17

Date:
7/7/15

Direction Photo Taken:

NA

Description:

View of sewer lift pumps located in the maintenance room of Basement Level 1 in the stadium building.



Photo No.
18

Date:
7/7/15

Direction Photo Taken:

NA

Description:

Battery storage located inside a telecommunications room on Level 5 of the stadium building.



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19**Date:**
7/7/15**Direction Photo Taken:**

West

Description:

Representative view of the exterior hallway on Level 4 of the stadium building.

**Photo No.**
20**Date:**
7/7/15**Direction Photo Taken:**

NA

Description:

A mop sink located inside a janitorial storage closet on Level 3 of the stadium building.



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Photo No.
21

Date:
7/7/15

Direction Photo Taken:

NA

Description:

Interior view of an in-ground grease trap located inside a food vendor kitchen area in the stadium.

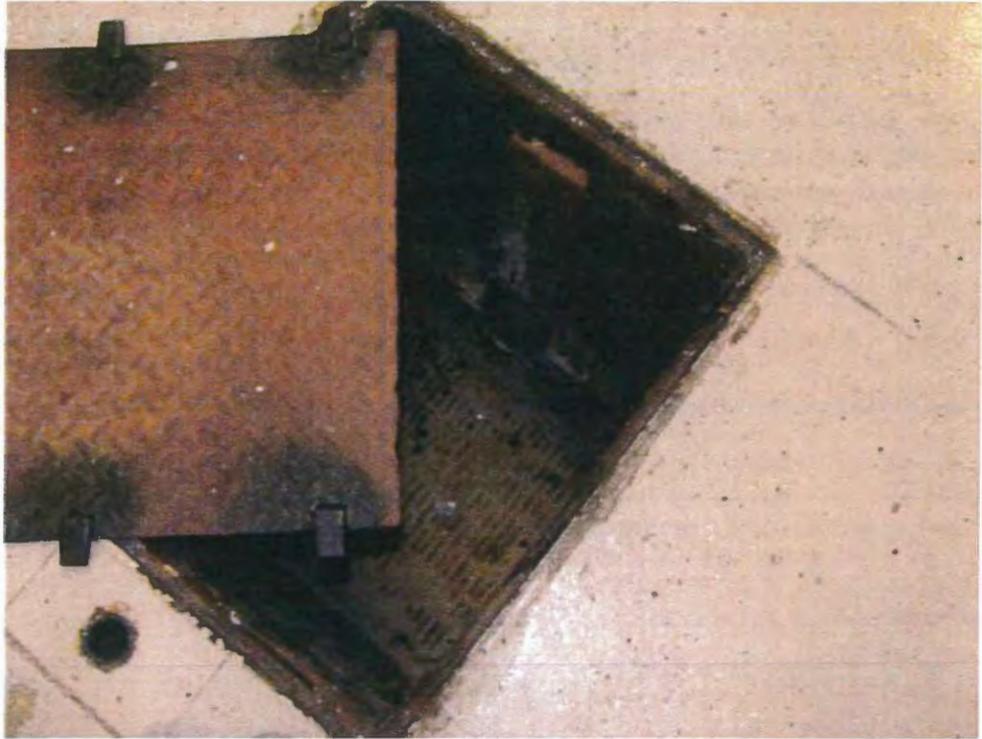


Photo No.
22

Date:
7/7/15

Direction Photo Taken:

NA

Description:

An above-ground grease trap located in a food vendor kitchen area in the stadium.



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23**Date:**
7/7/15**Direction Photo Taken:**

West

Description:

The maintenance building (right), sewer lift station (red arrow) and a storage trailer located in the maintenance area on the southwestern portion of the subject property.

**Photo No.**
24**Date:**
7/7/15**Direction Photo Taken:**

North

Description:

General view of the interior of the maintenance building.



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25**Date:**
7/7/15**Direction Photo Taken:**

North

Description:

The 1,500-gallon diesel and gasoline AST located in the maintenance area in the southwestern portion of the subject property.

**Photo No.**
26**Date:**
7/7/15**Direction Photo Taken:**

South

Description:

The hazardous waste storage area located at the exterior west side of the maintenance building.



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Project No.
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Photo No.
27

Date:
7/7/15

Direction Photo Taken:

West

Description:

De minimis staining associated with the hazardous waste storage area.

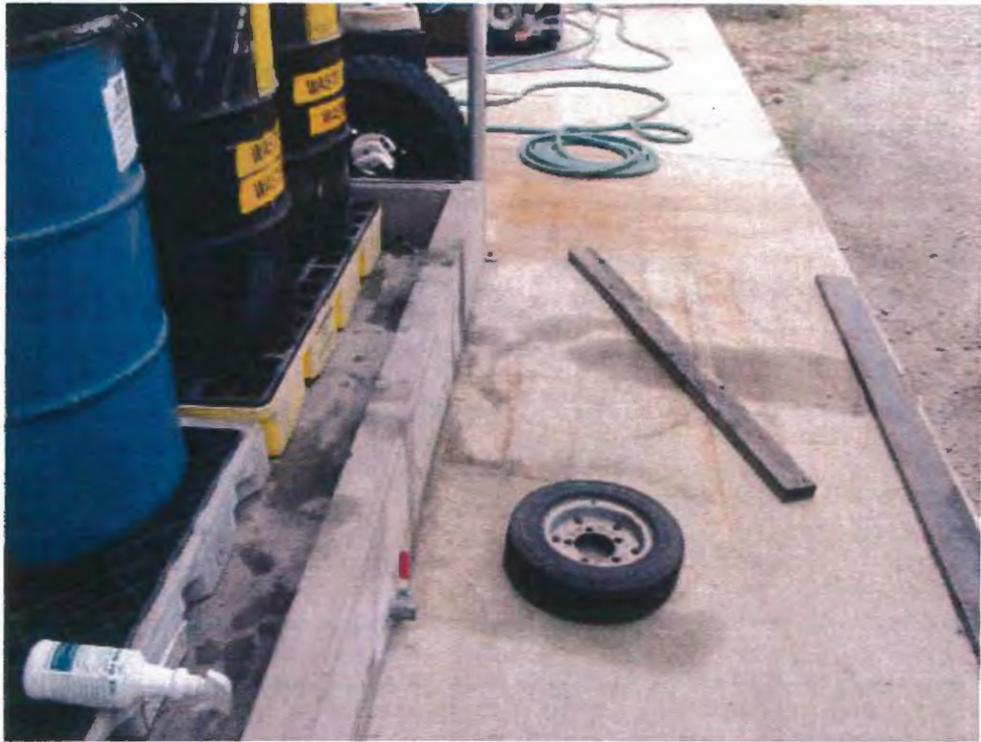


Photo No.
28

Date:
7/7/15

Direction Photo Taken:

Southwest

Description:

General view of the maintenance area in the southwestern portion of the subject property. Two trash compactors are visible in the background and the footprint to a former water reclamation facility is visible in the foreground.



Facility Name: Qualcomm Stadium	Site Location: 9449 Friars Road, San Diego, San Diego County, California	Project No. 60431885
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Photo No. 29	Date: 7/7/15
Direction Photo Taken: South	
Description: General view of the southwestern corner of the subject property. The practice field is visible in the background (right) and the San Diego Fire Department Station 45 is visible in the center.	



Photo No. 30	Date: 7/7/15
Direction Photo Taken: East	
Description: The sewer lift station located north of the practice field restrooms. The practice field is visible in the background. The backup generator associated with the San Diego Fire Department Station 45 facility is visible beyond the chain-link fence to the right (obscured view).	



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Photo No.
31

Date:
7/7/15

Direction Photo Taken:

East

Description:

Pesticide and fertilizer storage on the south side of the subject property.



Photo No.
32

Date:
7/7/15

Direction Photo Taken:

East

Description:

Interior view of the three-sided, concrete block storage structure located in the southwestern portion of the subject property.



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Photo No.
33

Date:
7/7/15

Direction Photo Taken:

East

Description:

Universal waste storage area in the three-sided, concrete block storage structure located in the southwestern portion of the subject property.



Photo No.
34

Date:
7/7/15

Direction Photo Taken:

West

Description:

View of the sod farm (foreground) and conex storage trailers (background) located in the exterior storage area in the southwestern portion of the subject property.





Source: NAIP 2014.
 500 250 0 500 Feet
 Scale: 1 = 6,000; 1 inch = 500 feet

Figure 2
Site Plan

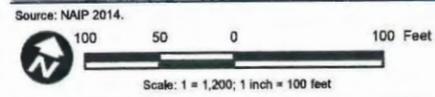
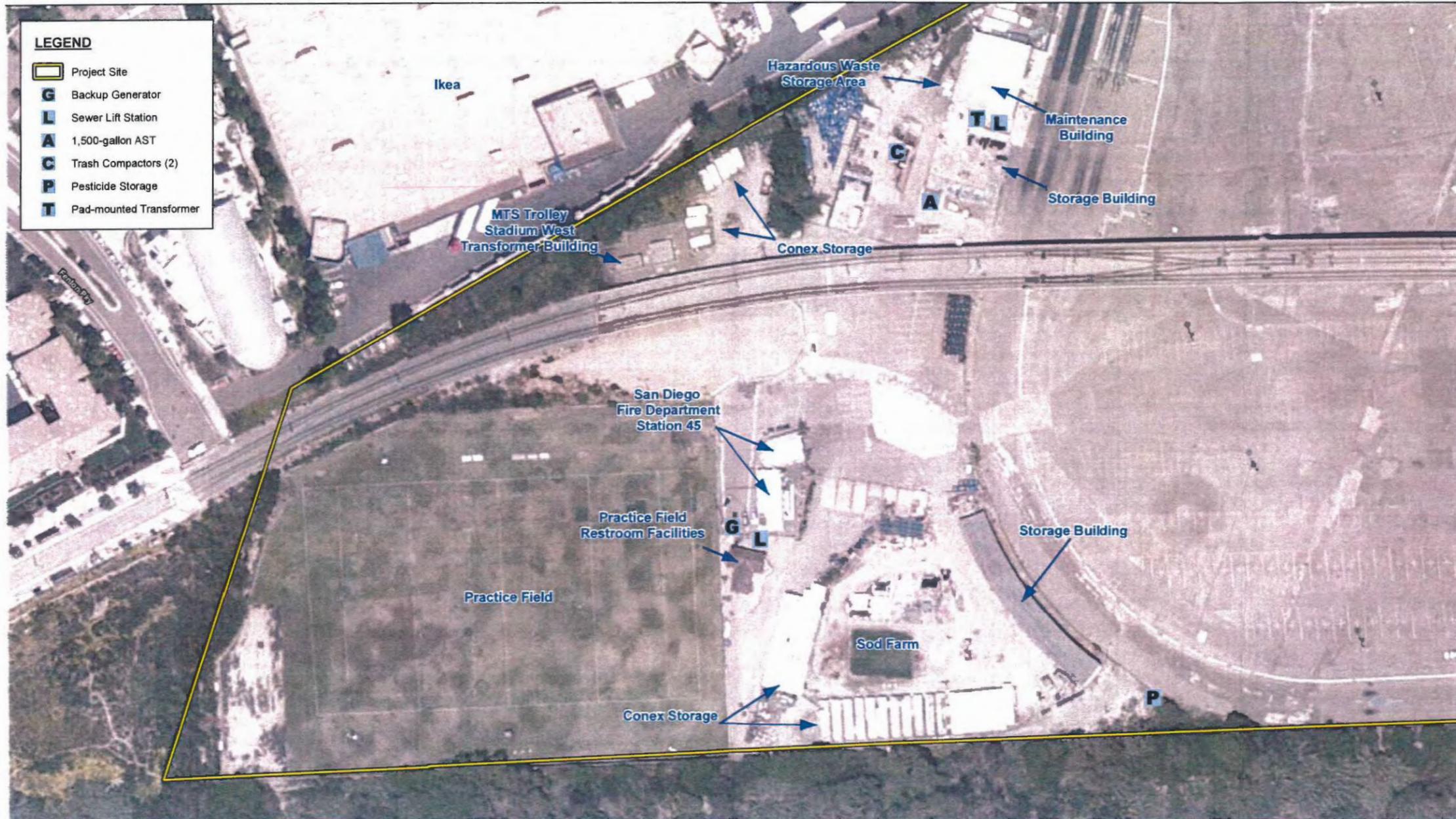


Figure 3
Site Plan - Southwest Inset