

CONCLUSIONS:

Based on the analysis conducted for the Project described above, the City has prepared the following Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) to inform public agency decision-makers and the public of the significant environmental effects that could result if the Project is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the Project (State CEQA Guidelines Section 15121).

As further described in the attached EIR, the City has determined that the Stadium Reconstruction Project would potentially have a significant environmental effect in the following areas: **Air Quality and Odor, Biological Resources, Hazardous Materials/Human Health/Public Safety, Historical Resources, Hydrology and Water Quality, Land Use, Mobility (Circulation), Noise, Paleontological Resources, Visual Effects and Neighborhood Character, and Cumulative.**

It is further demonstrated in the attached EIR that the Stadium Reconstruction Project would not result in a significant environmental effect in the following areas: **Energy, Geology/Soils, Greenhouse Gas Emissions, Public Services and Facilities, and Public Utilities.**

Mitigation measures are proposed to reduce impacts related to **Air Quality and Odor, Biological Resources, Hazardous Materials/Human Health/Public Safety, Historical Resources, Land Use, Mobility (Circulation), Noise, and Paleontological Resources.** The attached EIR and Technical Appendices document the basis for the above Determination.

SIGNIFICANT UNMITIGATED IMPACTS:

Implementation of the Stadium Reconstruction Project, with the associated Mitigation Monitoring and Reporting Program, would still result in significant unmitigated impacts related to **Air Quality, Biological Resources, Hazardous Materials/Human Health/Public Safety, Historical Resources (Built Environment), Hydrology/Water Quality, Land Use, Noise, Paleontological Resources, Visual Effects and Neighborhood Character, and Cumulative.**

MITIGATION MONITORING AND REPORTING PROGRAM:

Mitigation measures relative to **Air Quality and Odor, Biological Resources, Hazardous Materials/Human Health/Public Safety, Historical Resources, Hydrology and Water**

Quality, Land Use, Mobility (Circulation), Noise, Paleontological Resources, Visual Effects and Neighborhood Character, and Cumulative are identified in Chapters 4 (Environmental Impacts) and 6 (Cumulative Impacts). The mitigation measures are also fully contained in Chapter 9 (Mitigation Monitoring and Reporting Program) of the attached EIR.

RECOMMENDED ALTERNATIVES FOR REDUCING SIGNIFICANT IMPACTS:

Based on the requirement that alternatives be considered that may reduce significant impacts associated with the proposed Project, Chapter 8 of the attached EIR considers the following alternatives for each project:

- Qualcomm Stadium Site Northwest
- Major Renovation of Qualcomm Stadium with an NFL Team
- Major Renovation of Qualcomm Stadium without an NFL Team (Environmentally Superior Build Alternative)
- Construction of a New Stadium in the Northeast Corner of the Site with Retention of the Existing Qualcomm Stadium
- Construction of a New Stadium in the Northwest Corner of the Site with Retention of the Existing Qualcomm Stadium
- No Project Alternative with NFL Team
- No Project Alternative without an NFL Team (Environmentally Superior Alternative)

CEQA Guidelines Section 15126.6(e)(2) requires an EIR to identify the environmentally superior alternative. If the No Project Alternative is the environmentally superior alternative, the EIR must identify an environmentally superior alternative from among the alternatives. Because the EIR identifies the No Project without an NFL Team Alternative as environmentally superior to the Stadium Reconstruction Project, the Major Renovation of Qualcomm Stadium without an NFL Team Alternative is selected as the environmentally superior alternative. The Major Renovation of Qualcomm Stadium without an NFL Team Alternative would be considered environmentally superior, because it would reduce and/or avoid impacts associated with Air Quality and Odor, Geology/Soils, Hazardous Materials/Human Health/Public Safety, Land Use, and Traffic/Circulation impacts (temporary) due to construction and demolition; Noise due to temporary construction and concert event; and Visual Effects and Neighborhood Character when compared to the Stadium Reconstruction Project. However, it is expected that greenhouse gas emissions would be greater than with the Project and water quality impacts would be greater than those of the Project due to design constraints associated with renovation versus new construction.

RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the accuracy or completeness of the draft Environmental Impact Report (EIR). No response is necessary and the letters are attached at the end of the EIR.
- () Comments addressing the accuracy or completeness of the draft Environmental Impact Report (EIR) were received during the public input period. The letters and responses are located immediately after the Conclusions.

Individuals, organizations, and agencies that received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency is provided below. Copies of the draft EIR, the Mitigation Monitoring and Reporting Program and any technical appendices may be reviewed in the office of the Development Services Department, or purchased for the cost of reproduction.



Kerry Santoro
Deputy Director
Development Services Department

August 11, 2015
Date of Draft Report

Date of Final Report

Analyst: M. Blake

DISTRIBUTION OF DRAFT ENVIRONMENTAL IMPACT REPORT:

The following individuals, organizations, and agencies received a copy or notice of the draft EIR and were invited to comment on its accuracy and sufficiency.

U.S. GOVERNMENT

U.S. Fish and Wildlife Service (23)

STATE OF CALIFORNIA

Caltrans District 11 (31)

California Department of Fish and Wildlife (32)

California Regional Water Quality Control Board, Region 9 (44)

State Clearinghouse (46A)

California Coastal Commission (47)

California Coastal Commission (48)

California Transportation Commission (51)

California Department of Transportation (51A)

California Department of Transportation (51B)

Native American Heritage Commission (56)

COUNTY OF SAN DIEGO

County Supervisor Greg Cox, District 1

County Supervisor Dianne Jacob, District 2

County Supervisor Dave Roberts, District 3

County Supervisor Ron Roberts, District 4

William Witt, County Counsel

Air Pollution Control District (65)

Department of Planning and Development Services (68)

Department of Environmental Health (75)

CITY OF SAN DIEGO

Mayor's Office (91)

Councilmember Lightner, District 1 (MS 10A)

Councilmember Zapf, District 2 (MS 10A)

Councilmember Gloria, District 3 (MS 10A)

Councilmember Cole, District 4 (MS 10A)

Councilmember Kersey, District 5 (MS 10A)

Councilmember Cate, District 6 (MS 10A)

Councilmember Sherman, District 7 (MS 10A)

Councilmember Alvarez, District 8 (MS 10A)

Councilmember Emerald, District 9 (MS 10A)

CITY OF SAN DIEGO – CONTINUED

Development Services Department

Deputy Director, Land Development Review

Environmental Analysis Section

Transportation

Planning Review

Landscaping

Geology

Project Manager

Planning Department

Plan-Long Range Planning

Facilities Financing

Park and Recreation

Public Works – Engineering and Capital Projects

Real Estate Assets Department (85)

Transportation Development – DSD (78)

Environmental Services Department (93A)

Development Coordination (78A)

Fire and Life Safety Services (79)

Library Department – Government Documents (81)

Central Library (81A)

Mission Valley Branch Library (81R)

Benjamin Branch Library/Navajo (81D)

Kensington-Normal Heights Branch Library (81K)

Serra Mesa Branch Library (81GG)

Tierrasanta Branch Library (81II)

Water Review (86A)

Wastewater Review (86B)

Historical Resources Board (87)

San Diego Police Department (MS776)

San Diego Fire-Rescue (MS603)

City Attorney (93C)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS

San Diego Association of Governments (108)

San Diego Transit Corporation (112)

Metropolitan Transit System (115)

Union-Tribune City Desk (140)

San Diego River Park Foundation (163)

San Diego River Coalition (164)

Sierra Club (165)

San Diego Natural History Museum (166)

San Diego Audubon Society (167)

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS –CONTINUED

Jim Peugh (167A)
San Diego River Conservancy (168)
California Native Plant Society (170)
Citizens Coordinate for Century 3 (179)
Endangered Habitats League (182)
Endangered Habitats League (182A)
San Diego Tracking Team (187)
Community Planners Committee (194)
Carmen Lucas (206)
South Coast Information Center (210)
San Diego History Center (211)
San Diego Archaeological Center (212)
Save Our Heritage Organization (214)
Clint Linton (215B)
Frank Brown, Inter-Tribal Cultural Resources Council (216)
Campo Band of Mission Indians (217)
San Diego County Archaeological Society Inc. (218)
Kuumeyaay Cultural Heritage Preservation (223)
Kuumeyaay Cultural Repatriation Committee (225)
Native American Distribution (225-25S)
Serra Mesa Planning Group (263A)
Serra Mesa Community Council (264)
Mission valley Center Association (328)
Friars Village HOA (328A)
Mary Johnson (328B)
Mission Valley Community Council (328C)
Union Tribune News (329)
Friends of Mission Valley Preserve (330)
Mission Valley Planning Group (331)
Navajo Community Planners (336)
San Carlos Area Council (338)
Tierrasanta Community Council (462)
Tierrasanta Community Council (464)
Kensington-Talmadge Planning Committee (290)
Normal Heights Community Planning Committee (291)
Smith Family
Ken Faucher
A.K. Faucher
Kantill K. Desai, Ramada San Diego Airport
Larry Hennessee
Barry Getzel
Ben Johnson

OTHER ORGANIZATIONS AND INTERESTED INDIVIDUALS – CONTINUED

Ross Christie
Robert Hingtgen
Howard Kahn
Dan McLellan
Paul Faucher
Jason Riggs
Bruce Simms
John Hoyer
Debora Green
Cindy Moore, Serra Mesa Planning Group
Don Wood
Cynthia Kellman, Chatten-Brown & Carstens LLP
Douglas Carstens, Chatten-Brown & Carstens LLP
Donna Frye
Jose Quinones
Jesse Arroyo
J. Ebsen
Julie Hamilton, Law Offices of Julie M. Hamilton
Leslie Gaunt, Law Offices of Julie M. Hamilton
Cody Elliot, Adams Broadwell Joseph & Cardozo