THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**
Date of Notice: August 11, 2015
PUBLIC NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
SAP No.: 11003488

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The City of San Diego Development Services Department has prepared a draft Environmental Impact Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. The draft ENVIRONMENTAL IMPACT REPORT and associated technical appendices have been placed on The draft EIR and associated technical appendices have been placed on the City of San Diego's Capital Improvements Program website and can be accessed using the following link: http://www.sandiego.gov/cip/

This Notice has also been placed on the City Clerk's website at **http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml** under the "California Environmental Quality Act (CEQA) Notices & Documents" section.

**Your comments must be received by September 25, 2015,** to be included in the final document considered by the decision-making authorities. Please submit written comments to the following address, Martha Blake, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail comments to DSDEAS@sandiego.gov including the Project Name and Number in the subject line.

**General Project Information:**
- Project Name: Stadium Reconstruction Project
- Project No. 437916 / SCH No. 2015061061
- Community Plan Area: Mission Valley
- Council District: 7

**Project Description:** CONDITIONAL USE PERMIT (CUP), and SITE DEVELOPMENT PERMIT (SDP), for a Capital Improvement Program (CIP) project 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. The project will also construct associated hardscape and landscape improvements throughout the project site. The project would pursue Leadership in Energy and Environmental Design (LEED) Gold Certification. The developed 166-acre stadium site is located at 9449 Friars Road. The parcel is located in the Mission Valley Community Plan area and is predominantly designated Commercial Recreation and Public Recreation in the Mission Valley Community Plan, with a small section designated Planning Area 8/Floodway in the Mission City Specific Plan. The Site is zoned MVPD-MV-CV (Mission Valley–Commercial Visitor), and MVPD-MV-M/SP (Mission Valley–Multi-use/Specific Plan), and is within the Transit Area Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Notification

Area. The site is adjacent to the Multi-Habitat Planning Area (MHPA) and the San Diego River Park Master Plan River Corridor Area and the River Influence Area extend into the southern portion of the Project site parking lot.

**Applicant:** City of San Diego Public Works Department on behalf of City of San Diego Real Estate Assets Department.

**Recommended Finding:** The draft EIR concludes that the project would result in significant environmental impacts to 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.**

**Availability in Alternative Format:** To request this Notice, the draft EIR, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Martha Blake at (619) 446-5375. The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the fifth floor of the Development Services Center. **For information regarding public meetings/hearings on this project, contact the Development Project Manager, P.J. Fitzgerald, at (619) 446-5107.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on August 11, 2015.

Kerry Santoro
Deputy Director
Development Services Department

City of San Diego
Development Services
Land Development Review Division
(619) 446-5460

# DRAFT ENVIRONMENTAL IMPACT REPORT

Project No. 437916
SCH No. 2015061061

SUBJECT: **STADIUM RECONSTRUCTION PROJECT**: CONDITIONAL USE PERMIT (CUP), and SITE DEVELOPMENT PERMIT (SDP), for a Capital Improvement Program (CIP) project 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, and 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 northeast corner of the site. The existing Qualcomm Stadium will be demolished subsequent to construction of the new stadium. The Project will also construct associated hardscape and landscape improvements throughout the Project site north of the San Diego River Park Master Plan River Influence Area. The Project would pursue Leadership in Energy and Environmental Design (LEED) Gold Certification.

The developed 166-acre stadium site is located at 9449 Friars Road. The parcel is located in the Mission Valley Community Plan area and is predominantly designated Commercial Recreation and Public Recreation in the Mission Valley Community Plan, with a small section designated Planning Area 8/Floodway in the Mission City Specific Plan. The Site is zoned MVPD-MV-CV (Mission Valley–Commercial Visitor), and MVPD-MV-M/SP (Mission Valley–Multi-use/Specific Plan), and is within the Transit Area Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Notification Area. The site is adjacent to the Multi-Habitat Planning Area (MHPA), and the San Diego River Park Master Plan River Corridor Area and the River Influence Area extend into the southern portion of the Project site parking lot. Applicant: City of San Diego Public Works Department on behalf of City of San Diego Real Estate Assets Department.

## 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)
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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)
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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)
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Jim Peugh (167A)
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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
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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

# Draft Environmental Impact Report
# Stadium Reconstruction Project
# City of San Diego, California

**SCH #2015061061 / PTS #437916**

***Prepared for:***

**City of San Diego**
1222 First Avenue, MS-501
San Diego, CA 92101

**Draft Environmental Impact Report**
**Volume 1 of 2**

**August 2015**

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# LIST OF ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| °C | degrees Celsius |
| °F | degrees Fahrenheit |
| µg/$m^3$ | micrograms per cubic meter |
| 3D | three-dimensional |
| AADT | annual average daily traffic |
| AB | Assembly Bill |
| ac | acres |
| AC | asbestos cement |
| ACM | asbestos-containing materials |
| ADA | Americans with Disabilities Act |
| ADD | Assistant Deputy Director |
| ADT | Average Daily Traffic |
| AF | acre-feet |
| AFY | acre feet per year |
| AIA | Airport Influence Area |
| ALUC | Airport Land Use Commission |
| ALUCP | Airport Land Use Compatibility Plan |
| AMA | American Motorcycle Association |
| AME | Archaeological Monitoring Exhibit |
| AMSL | above mean sea level |
| Apex | Apex Tank Lines, Inc. |
| APS | Alternative Planning Strategy |
| APSA | Aboveground Petroleum Storage Act |
| AQAP | Air Quality Attainment Plan |
| AQMP | Air Quality Management Plan |
| ARB | Air Resources Board |
| AST | aboveground storage tank |
| BAU | business as usual |
| BFE | Base Flood Elevation |
| BGEPA | Bald and Golden Eagle Protection Act |
| BI | Building Inspector |
| BMP | best management practice |
| BSA | Biological Study Area |
| BTU | British thermal unit |
| C.F.R. | Code of Federal Regulations |
| CAA | Clean Air Act |

| | |
|---|---|
| CAAQS | California Ambient Air Quality Standards |
| CalARP | California Accidental Release Prevention |
| CalEEMod | California Emissions Estimator Model |
| CalEMA | California Emergency Management Agency |
| CalEPA | California Environmental Protection Agency |
| Cal-IPC | California Invasive Plant Council |
| CalOSHA | California Occupational Safety and Health Administration |
| Caltrans | California Department of Transportation |
| CAO | Cleanup and Abatement Order |
| CAP | Climate Action Plan |
| CAP | Corrective Action Plan |
| CaRFG | California Reformulated Gasoline |
| CBC | California Building Code |
| CCR | California Code of Regulations |
| CDE | California Department of Education |
| CDFW | California Department of Fish and Wildlife |
| CEC | California Energy Commission |
| CEQA | California Environmental Quality Act |
| CESA | California Endangered Species Act |
| CFGC | California Fish and Game Code |
| cfs | cubic feet per second |
| CGS | California Geological Survey |
| $CH_4$ | methane |
| CHHSL | California Human Health Screening Level |
| CHMIRS | California Hazardous Material Incident Reporting System |
| CHP | California Highway Patrol |
| CHRIS | California Historical Resources Information System |
| CIF | California Interscholastic Federation |
| CIP | Capital Improvement Project |
| CIWMB | California Integrated Waste Management Board |
| CLOMR | conditional letter of map revision |
| CLUP | Comprehensive Land Use Plan |
| CM | Construction Manager |
| CMP | Congestion Management Program |
| CNDDB | California Natural Diversity Data Base |
| CNEL | community noise level equivalent |
| CNPS | California Native Plant Society |
| CO | carbon monoxide |
| $CO_2$ | carbon dioxide |

| | |
|---|---|
| $CO_2e$ | $CO_2$-equivalent |
| CPUC | California Public Utilities Commission |
| CRA | Colorado River Aqueduct |
| CRHR | California Register of Historical Resources |
| CRPR | California Rare Plant Ranking |
| CSVR | Consultant Site Visit Record |
| CUP | Conditional Use Permit |
| CUPA | Certified Unified Program Agency |
| CV | concert venue |
| CWA | Clean Water Act |
| cy | cubic yards |
| dB | decibel |
| dBA | A-weighted decibel |
| DEH | Department of Environmental Health |
| DMV | Department of Motor Vehicles |
| DOE | U.S. Department of Energy |
| DPM | diesel particulate matter |
| DSD | Development Services Department |
| DTSC | Department of Toxic Substances Control |
| DWR | Department of Water Resources |
| EAS | Environmental Analysis Section |
| EDR | Environmental Data Resources |
| EERP | Enforcement and Emergency Response Program |
| EFZ | Earthquake Fault Zone |
| EIR | Environmental Impact Report |
| EO | Executive Order |
| EPCRA | Emergency Planning and Community Right-to-Know Act |
| ERNS | Emergency Response Notification System |
| ESA | Environmental Site Assessment |
| ESD | Environmental Services Department |
| ESL | Environmentally Sensitive Land |
| FAA | Federal Aviation Administration |
| FEMA | Federal Emergency Management Agency |
| FESA | Federal Endangered Species Act |
| FHWA | Federal Highway Administration |
| FINDS | Facility Index System |
| FIRM | Federal Insurance Rate Map |
| FMP | Flood Mitigation Plan |
| ft/s | feet per second |

| | |
|---|---|
| FTA | Federal Transit Administration |
| FTTS | Federal Toxics Tracking System |
| GHG | greenhouse gas |
| gpd | gallons per day |
| gpm | gallons per minute |
| GPS | Global Positioning System |
| GWP | global warming potential |
| HA | Hydrologic Area |
| HABSD | Historic American Building Survey |
| HAER | historic American Engineering Record |
| HAP | hazardous air pollutant |
| HAZNET | California Hazardous Waste Information System |
| HCM | Highway Capacity Manual |
| HCP | habitat conservation plan |
| HD | high definition |
| HFC | hydrofluorocarbon |
| HI | hazard index |
| HIST UST | Historical UST Registered Database |
| HMBP | Hazardous Materials Business Plans |
| HMIS | Hazardous Material Inventory Statements |
| HMMD | Hazardous Materials Management Division |
| HMMP | Hazardous Material Management Plan |
| HMP | Hydromodification Management Plan |
| HPWQC | highest priority water quality condition |
| HRA | health risk assessment |
| HRB | Historical Resources Board |
| HSA | Hydrologic Subarea |
| HSC | Health and Safety Code |
| HU | Hydrologic Unit |
| HVAC | heating, ventilation and air conditioning |
| I-15 | Interstate 15 |
| I-8 | Interstate 8 |
| I-805 | Interstate 805 |
| in/sec | inches per second |
| INCE | Institute of Noise Control Engineering |
| IPCC | Intergovernmental Panel on Climate Change |
| IRP | Integrated Resources Plan |
| IRWM | Integrated Regional Water Management |
| ISO | International Organization for Standardization |

| | |
|---|---|
| JRMP | Jurisdictional Runoff Management Program |
| kg/kWh | kilograms per kilowatt hours |
| KMEP MVT | Kinder Morgan Energy Partners Mission Valley Terminal |
| KOP | Key Observation Point |
| kV | kilovolt |
| kW | kilowatt |
| kWh | kilowatt hours |
| LBP | lead-based paint |
| lbs | pounds |
| LCD | liquid crystal display |
| LCFS | low-carbon fuel standard |
| LD | Larson-Davis, Inc. |
| LED | light emitting diode |
| LEED | Leadership in Energy and Environmental Design |
| $L_{eq}$ | hourly average noise levels |
| LID | low impact development |
| $L_{max}$ | maximum noise level |
| LNAPL | light nonaqueous phase petroleum liquid |
| LOMR | letter of map revision |
| LOS | Level of Service |
| LQG | Large Quantity Generators |
| LT | long-term, 24-hour day-night |
| LWA | Larry Walker and Associates |
| MBAS | methylene blue activated substances |
| MBTA | Migratory Bird Treaty Act |
| MCEG | Maximum Considered Earthquake Geometric Mean |
| MEIR | Maximum Exposed Individual Resident |
| MEP | maximum extent practicable |
| $m^3$ | meters cubed |
| mg/kg | milligrams per kilogram |
| $mg/m^3$ | milligrams per cubic meter |
| mgd | million gallons per day |
| MHPA | Multi-Habitat Planning Areas |
| MLB | Major League Baseball |
| MLD | Most Likely Descendant |
| MLS | Major League Soccer |
| MMC | Mitigation Monitoring Coordination |
| MMRP | Mitigation Monitoring and Reporting Program |
| MMT | million metric tons |

| | |
|---|---|
| mph | miles per hour |
| MPO | Metropolitan Planning Organization |
| MRZ | Mineral Resource Zone |
| MS4 | municipal separate storm sewer system |
| MSCP | Multiple Species Conservation Program |
| MSL | mean sea level |
| MT | metric tons |
| MT $CO_2e$ | metric tons of carbon dioxide equivalent |
| MTBE | methyl tertiary butyl ether |
| MTS | Metropolitan Transit System |
| MVCP | Mission Valley Community Plan |
| MV-CR | Mission Valley – Commercial-Recreation |
| MV-CV | Mission Valley – Commercial Visitor |
| MV-M/SP | Mission Valley – Multi-Use/Specific Plan |
| MVPD | Mission Valley Planned District |
| MVPDO | Mission Valley Planned District Ordinance |
| MW | megawatts |
| MWh | megawatt hours |
| MWD | Metropolitan Water District |
| $N_2O$ | nitrous oxide |
| NAAQS | National Ambient Air Quality Standards |
| NAHC | Native American Heritage Commission |
| NCAA | National Collegiate Athletic Association |
| NCCP | Natural Community Conservation Plan |
| NCTD | North County Transit District |
| NESHAP | National Emission Standards for Hazardous Air Pollutants |
| $NF_3$ | nitrogen trifluoride |
| NFIP | National Flood Insurance Program |
| NFL | National Football League |
| NMVIS | North Mission Valley Interceptor Sewer |
| NO | nitric oxide |
| $NO_2$ | nitrogen dioxide |
| NOP | Notice of Preparation |
| $NO_X$ | nitrogen oxides |
| NPDES | National Pollutant Discharge Elimination System |
| NPL | National Priority List |
| NPPA | Native Plant Protection Act |
| NPS | National Parks Service |
| NRCS | National Resource Conservation Service |

| | |
|---|---|
| NRHP | National Register of Historic Places |
| NTP | Notice to Proceed |
| OCP | organo-chlorine pesticide |
| OEHHA | Office of Environmental Health Hazard Assessment |
| OPR | Office of Planning and Research |
| PCB | polychlorinated biphenyl |
| PCE | passenger car equivalent |
| PCW | Project Clean Water |
| PDO | Planned District Ordinance |
| PDP | Priority Development Project |
| PeMS | Performance Management System |
| PFC | perfluorocarbon |
| PGA | Peak Ground Acceleration |
| PHMSA | Pipeline and Hazardous Materials Safety Administration |
| PI | Principal Investigator |
| PLRCP | plastic lined reinforced concrete pipe |
| PM | particulate matter |
| $PM_{10}$ | particulate matter with size equal to or less than 10 micrometers in diameter |
| $PM_{2.5}$ | particulate matter with size equal to or less than 2.5 micrometers in diameter |
| PME | Paleontological Monitoring Exhibit |
| Porter-Cologne Act | Porter-Cologne Water Quality Control Act |
| ppb | parts per billion |
| ppm | parts per million |
| ppv | peak particle velocity |
| PRC | Public Resources Code |
| Project | Stadium Reconstruction Project |
| PRP | Paleontological Recovery Program |
| PRV | Pressure Reducing Station |
| psi | pounds per square inch |
| PV | photovoltaic |
| PVC | polyvinyl chloride |
| QSD | Qualified SWPPP Developer |
| QSP | Qualified SWPPP Practitioner |
| RAQS | Regional Air Quality Strategy |
| RCNM | Roadway Construction Noise Model |
| RCP | Regional Comprehensive Plan |
| RCP | reinforced concrete pipe |

| | |
|---|---|
| RCRA | Resource Conservation and Recovery Act |
| RE | Resident Engineer |
| REL | reference exposure level |
| RGA LUST | Recovered Government Agency Leaking Underground Storage Tank |
| RLP | repetitive loss property |
| ROG | reactive organic gases |
| ROW | right of way |
| RPS | Renewables Portfolio Standard |
| RTP | Regional Transportation Plan |
| RV | recreational vehicle |
| RWQCB | Regional Water Quality Control Board |
| SAM | Site Assessment and Mitigation |
| SANDAG | San Diego Association of Governments |
| SB | Senate Bill |
| SCIC | South Coastal Information Center |
| SCRW | steel cylinder rod-wrapped pipe |
| SCS | Sustainable Communities Strategy |
| SDAB | San Diego Air Basin |
| SDAPCD | San Diego Air Pollution Control District |
| SDCGJ | San Diego County Grand Jury |
| SDCRAA | San Diego County Regional Airport Authority |
| SDCWA | San Diego County Water Authority |
| SDF-RD | San Diego Fire-Rescue Department |
| SDG&E | San Diego Gas & Electric Company |
| SDIA | San Diego International Airport |
| SDMC | San Diego Municipal Code |
| SDPD | San Diego Police Department |
| SDRPMP | San Diego River Park Master Plan |
| SDSU | San Diego State University |
| SDUSD | San Diego Unified School District |
| $SF_6$ | sulfur hexafluoride |
| SFHA | Special Flood Hazard Areas |
| SIP | State Implementation Plan |
| SLIC | Spills, Leaks, Investigation, and Cleanup |
| SLM | sound level meter |
| SMARTS | Storm Water Multi-Application and Report Tracking System |
| $SO_2$ | sulfur dioxide |
| SOV | single occupancy vehicle |
| SPCC | Spill Prevention, Control, and Countermeasure |

| | |
|---|---|
| SQG | Small Quantity Generators |
| SR-163 | State Route 163 |
| SRA | State Responsibility Area |
| SRLP | Severe Repetitive Loss Property |
| ST | short-term, 15-minute duration |
| SUSMP | Standard Urban Storm Water Mitigation Plan |
| SVE | soil vapor extraction |
| s/veh | seconds per vehicle |
| SVP | Society of Vertebrate Paleontology |
| SWEEPS | Statewide Environmental Evaluation and Planning System |
| SWP | State Water Project |
| SWPPP | Storm Water Prevention Pollution Plan |
| SWRCB | State Water Resources Board |
| SWRCY | Recycling Facilities in California |
| SX | Supercross |
| TAC | toxic air contaminant |
| TBA | tertiary butyl alcohol |
| TDM | traffic demand management |
| TDS | total dissolved solids |
| TMA | Transportation Management Area |
| TMDL | Total Maximum Daily Load |
| TMP | Traffic Management Plan |
| TPH | total petroleum hydrocarbons |
| TSCA | Toxic Substances Control Act |
| TSMP | Transportation Systems Management Program |
| USACE | U.S. Army Corps of Engineers |
| USC | U.S. Code |
| USC | University of Southern California |
| USDA | U.S. Department of Agriculture |
| USDOT | U.S. Department of Transportation |
| USEPA | U.S. Environmental Protection Agency |
| USFWS | U.S. Fish and Wildlife Service |
| USGS | U.S. Geological Survey |
| UST | underground storage tank |
| UWMP | Urban Water Management Plan |
| VAP | Voluntary Assistance Program |
| VIP | very important person |
| VMT | vehicle miles traveled |
| VOC | volatile organic compounds |

| | |
|---|---|
| WDR | waste discharge requirement |
| WMA | Watershed Management Area |
| WMP | Waste Management Plan |
| WQIP | Water Quality Improvement Plan |
| WQO | Water Quality Objective |
| WRCC | Western Regional Climate Center |
| WSA | Water Supply Assessment |
| WURMP | Watershed Urban Runoff Management Plan |

# EXECUTIVE SUMMARY

This Environmental Impact Report (EIR) has been prepared for a new stadium to be built on the existing Qualcomm Stadium site and known as the Stadium Reconstruction Project (Project), located in the City of San Diego within the Mission Valley Community Plan area. This EIR analyzes the potential environmental effects associated with implementation of the Project (including direct and indirect impacts, secondary impacts, and cumulative effects). This EIR has been prepared in accordance with, and complies with, all criteria, standards, and procedures of the California Environmental Quality Act (CEQA) of 1970 as amended (PRC 21000 et seq.), CEQA Guidelines (CAC 15000 et seq.), and City of San Diego's EIR Preparation Guidelines. As an informational document, this EIR is intended for use by the City of San Diego decision-makers and members of the general public in evaluating the potential environmental effects of the Project.

## ES.1 Project Description

The City of San Diego is proposing to replace the existing 48-year-old Qualcomm Stadium with a new multiuse sports, entertainment, and recreational stadium (Project). The Project site is the entire 166-acre Qualcomm Stadium property with the construction of a new stadium on approximately 17 acres in the northeast corner of the property. The concept for the Project is to develop a new fixed roof multipurpose sports stadium capable of hosting professional and amateur sports, entertainment, cultural, and commercial events at a modern and vibrant sports and entertainment center, and then demolish the existing stadium. Table ES-1 provides a comparison of the new stadium with the existing Qualcomm Stadium.

**Table ES-1**
**Comparison of Qualcomm Stadium to the Proposed Stadium Reconstruction**

| Stadium Features | Qualcomm Stadium | New Stadium [1] | Net Change |
|---|---|---|---|
| Site Size | 166 acres | 166 acres | -- |
| Stadium Footprint | 15 acres | 17 acres | + 2 acres |
| Square Footage | 1,351,200 | 1,750,000 | + 398,800 |
| Parking Spaces[2] | 18,870 spaces | 16,500 spaces | – 2,370 spaces |
| Stadium Height Including Lighting | 120 feet | 180 - 250 feet | + 60 - 130 feet |
| Normal Capacity Seating | 70,560 seats | 68,000 seats | – 2,560 seats |
| Special Event Capacity Seating | 71,500 seats | 72,000 seats | +500 seats |
| General | 61,088 seats | 57,000 seats | – 4,088 seats |
| Suites | 1,872 seats | 3,000 seats | + 1,128 seats |
| Boxes | 7,600 seats | 8,000 seats | + 400 seats |

[1] In final design development, actual stadium seating and features may vary.
[2] Future implementation of the River Park Master Plan would result in the loss of additional parking bringing the total to approximately 13,860 spaces.

The new stadium would include energy efficiency, water conservation, low-impact development, and other green-building practices, which would be incorporated into the final design to achieve a minimum Leadership in Energy and Environmental Design (LEED) Gold rating. Energy conservation measures would also include the use of solar photovoltaic (PV) energy, LED lighting inside and outside the stadium and for the scoreboard and field signs, a comprehensive energy control system utilizing motion sensors and photocells to avoid over lighting, use of low-flow plumbing fixtures, use of high-efficiency electrical fixtures, an integrated recycling program, the recycling of materials from the demolition of the existing site, and other features.

Access to the new stadium would remain the same as the current Qualcomm Stadium via vehicles (private vehicles, recreational vehicles, and chartered and shuttle buses), and the San Diego Metropolitan Transit System (MTS) Trolley and bus systems.

The new stadium would be designed specifically for use by a National Football League (NFL) team. The new stadium, however, is expected to be used for non-NFL events that are similar to the type of events that have occurred at Qualcomm Stadium, such as college and high school football games, soccer matches, concerts, monster truck events, and parking lot events, among others. A greater number of events would occur within the new stadium than previously experienced within Qualcomm Stadium. The new stadium would be constructed while the NFL and San Diego State University (SDSU) Aztecs continue to play football games in Qualcomm Stadium. The timeline for construction would begin in late 2016 with construction equipment mobilization and preparation, and would end with the demolition, cleanup, and parking lot reconstruction in 2020. The new stadium would be ready for the NFL and collegiate 2019 football seasons.

Once the new stadium is constructed and ready for use, demolition would then begin on the existing Qualcomm Stadium. Demolition is expected to last approximately 12 to 14 months. Demolition of Qualcomm Stadium would be initiated by implosion using explosives in one coordinated event. After the implosion, the materials would be sorted for reuse, recycling, and lastly landfill disposal.

Stadium parking, access improvements, and access would be enhanced with the Project. After demolition, the former stadium area would be reconstructed and the parking on the Project site would be reoriented and restriped for optimum efficiency.

The Project site is located abutting and on the north side of the San Diego River. The River Corridor Area and the River Influence Area extend into the southern portion of the Project site parking lot (except the parking area within the Influence Area of the San Diego River Park Master Plan). The only work that would occur within the River Influence Area would be

maintenance activities such as parking lot slurry seal, restriping, and lighting upgrades (i.e. replacement of fixtures that are more energy efficient, shielding in compliance with MHPA guidelines). The parking area would also include new or renovated lighting to include energy-efficient lights and fixtures, landscaping, impervious areas, and retention basins to meet water quality requirements. The Project is not proposing any new construction or construction staging within the River Park Master Plan Influence Area nor the sale of any portion of the 166-acre site.

## ES.2 Project Location and Setting

The Project is located in the Mission Valley community of the City of San Diego, within San Diego County. The Mission Valley community is located in the central portion of the San Diego Metropolitan area. The community is located approximately 4 miles north of downtown San Diego and 7 miles east of the Pacific Ocean. The existing Qualcomm Stadium is located at 9449 Friars Road with regional access to four major freeways. Interstate I-15 (I-15) is adjacent to the east; Interstate 8 (I-8) is approximately 0.25 miles to the south; Interstate I-805 (I-805) is less than 1 mile to the west; and State Route 163 (SR-163), accessed via Friars Road, is located approximately 2.4 miles to the west.

The Project site consists of approximately 166 acres and has been graded by the previous development and expansion of the existing Qualcomm Stadium. The existing Stadium is located in the center of the site and covers approximately 15 acres. The Project site also contains a parking lot with approximately 18,870 spaces, a multiuse athletic field and recycling center in the southwest corner of the site, and the MTS Trolley Green Line and Stadium transit station that traverses the southern portion of the Project site. The San Diego River is located to the south and Murphy Canyon Creek to the east of the Project site.

## ES.3 Project Objectives

The primary Project objectives are to:

- Develop a sustainable LEED Gold sports, entertainment, and recreational stadium that is capable of hosting NFL and NCAA football games, as well as special events, including the NFL Super Bowl, that is comparable to other recently constructed modern NFL stadiums.
- Replace the existing Qualcomm Stadium with a new stadium to minimize the City's existing long-term maintenance and operational obligations.

- Develop a new stadium on a site currently under contiguous City ownership with nearby access to multiple freeways, and adjacent to existing public transit and transit stations, existing utilities, and enhanced remote parking facilities to encourage mobility and modal shift. Construct a fully operational stadium prior to the opening of the 2019 NFL football season and without displacing current NFL football games to another facility during construction.

## ES.4 Summary of Environmental Impacts and Mitigation

Chapter 4.0 of this EIR presents the environmental analysis of the Project. Table ES-2 summarizes the significant impacts identified in the environmental analysis for each issue area. Table ES-2 also outlines the mitigation measures proposed to reduce and/or avoid the environmental effects, with a conclusion as to whether the impact has been mitigated to below a level of significance.

Based on the analysis presented in Chapter 4, the Project would result in significant and unavoidable impacts to the topic areas of Air Quality, Biological Resources, Hazardous Materials/Human Health/Public Safety, Historic Resources, Hydrology and Water Quality, Land Use, Noise, and Visual Effects and Neighborhood Character. Based on the analysis provided in Chapter 5, the Project would result in significant and unavoidable cumulative impacts to Air Quality, Biological Resources, Historic Resources, Hydrology and Water Quality, Public Utilities, and Visual Effects and Neighborhood Character.

The Project would result in significant impacts that can be reduced to below a level of significance with the incorporation of mitigation for the issue areas of Paleontological Resources and Mobility (Circulation). The following issue areas would result a level of significance without the incorporation of mitigation for the issue areas of Energy, Geology/Soils, Greenhouse Gas Emissions, Public Services and Facilities, Public Utilities.

No significant impacts were identified for the issue areas of Agricultural and Forestry Resources, Mineral Resources, Population and Housing, Growth Inducing Impacts.

## Table ES-2
## Significant Project Impacts and Proposed Mitigation

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| **Air Quality and Odor** | | |
| Construction-generated emissions would exceed the hourly, daily, and annual significance thresholds and would result in significant impacts to air quality | **Mitigation Measure AQO-1:** The construction contractor shall maintain and properly tune all construction equipment in accordance with manufacturer's specifications. | Significant and Unavoidable |
| | **Mitigation Measure AQO-2:** The construction contractors shall minimize idling times either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points. | |
| | **Mitigation Measure AQO-3:** A blasting execution plan shall be developed and approved prior to any implosion event. This blasting execution plan shall evaluate the feasibility of staged implosion to minimize dust generation and exposure. | |
| | **Mitigation Measure AQO-4:** A public notification program shall be instituted prior to the implosion event which includes recommendations to minimize exposure to airborne dust. | |
| | **Mitigation Measure AQO-5:** The implosion shall be scheduled during periods of low/no wind speeds. | |
| | **Mitigation Measure AQO-6:** A dust control plan shall be developed to identify measures and equipment necessary to minimize dust from windblown storage piles, offsite tracking of dust, debris loading, truck hauling of debris, vehicle speed limits, and to identify other dust suppression measures. | |
| | **Mitigation Measure AQO-7:** An ambient air quality monitoring program shall be implemented proximate to the stadium to measure actual particulate matter concentrations. | |
| The net change in operational emissions would cause an exceedance of the annual significance thresholds and new events planned for the new stadium would also result in emissions that exceed the hourly, daily, and annual significance thresholds. | **Mitigation Measure AQO-8:** A public information campaign shall be established to encourage the use of park and ride lots serving the stadium as well as the Qualcomm Stadium electric trolley station. | Significant and Unavoidable |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| The Project would generate TAC emissions which elevate the health risk during the construction period and would be significant. | See **Mitigation Measures AQO-1** through **AQO-7**. | Significant and Unavoidable |
| The Project would exceed 100 pounds per day of PM dust during construction activities. The operations phase of the Project would likewise result in emissions of PM in excess 100 pounds for those additional events that would occur as a result of the new stadium and would be significant. | See **Mitigation Measures AQO-1** through **AQO-8**. | Significant and Unavoidable |
| The Project would result in a cumulatively considerable contribution to health risks associated with exposure of sensitive receptors to substantial pollutant concentrations. | See **Mitigation Measures AQO-1** through **AQO-7**. | Significant and Unavoidable |
| **Biological Resources** | | |
| Indirect impacts to sensitive species potentially occurring in the Project area from exotic species introduction, changes in hydrology, unauthorized access resulting from Project construction or operation would be significant. | **Also see Mitigation Measures BIO-9 through BIO-12, and BIO-13 through BIO-19**<br><br>**Mitigation Measure BIO-1:**<br>MHPA boundaries on adjacent properties shall be delineated on the Construction Documents. The City's Development Services Department (DSD) Planning and/or MSCP staff shall ensure that all grading is included within the Project footprint, specifically manufactured slopes, disturbance, and development adjacent to the MHPA. All manufactured slopes associated with site development shall be included within the development footprint.<br><br>**Mitigation Measure BIO-2:**<br>Measures incorporated into the Project design shall minimize the release of toxins, chemicals, petroleum products, and exotic plant materials from developed and paved areas as set forth in this measure. The existing conditions of Qualcomm Stadium cause stormwater to drain directly into the MHPA (i.e., San Diego River). The Project would not eliminate drainage into the MHPA, but it would treat and reduce overall output into the San Diego River as follows: the inner new stadium footprint and outside perimeter pedestrian areas shall be self-retaining (e.g., porous paving, bioretention planters/tree pits, interspersed parking island landscapes, site edge treatments, etc.) to capture the rainfall volume associated with the 85th percentile storm per City and state requirements. Additionally, | Less than Significant |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | stormwater harvesting and reuse BMPs shall be incorporated into the Project design to capture and store stormwater runoff for later use. Stormwater runoff shall be reduced from current levels, which would decrease pollutant load contributions to the San Diego River. | |
| | **Mitigation Measure BIO-3:**<br>The Project shall be designed to achieve LEED Gold certification from the U.S. Green Building Council, which requires that a project incorporate specific measures to reduce impacts caused by the application and/or drainage of chemicals or generated by-products such as pesticides, herbicides, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. | |
| | **Mitigation Measure BIO-4:**<br>Lighting of all developed areas adjacent to the MHPA shall be shielded, unidirectional, and directed away from the MHPA and subject to the City's Outdoor Lighting Regulations per Land Development Code Section 142.0740. The Project shall utilize low-reflective glass materials and vary the fenestration to break up large expanses of light-colored materials and shall implement stadium floodlight good practices to prevent over-lighting and focus light on the new stadium field (AECOM 2015d). Additionally, nighttime lighting shall include design features to minimize impacts to birds and bats such as shielded lights (to reduce ambient light into nearby native habitats), use of motion detectors and other automatic controls, and lighting design that uses shields to prevent light from shining upward into the sky (Sheppard 2011). | |
| | **Mitigation Measure BIO-5:**<br>Invasive nonnative plant species shall not be introduced into areas adjacent to the MHPA. Project landscaping shall not include plants considered invasive by the Cal-IPC (Cal-IPC 2006). Implementation of BMPs and preparation and compliance with a SWPPP will ensure that sediment and water sources of nonnative seed will be captured or directed away from the MHPA or generally minimized to the extent practicable. | |
| Operation-related impacts from avian collisions with the new stadium or PV facilities that could occur to special-status avian species and avian species protected under the MBTA would be | **Mitigation Measure BIO-6:**<br>The Project design shall consider features that reduce bird collisions with buildings. Design features that shall be considered to reduce bird collisions such as the following: transparent passageways, corners, atria, or courtyards so that | Significant and Unavoidable |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| significant. | birds do not get trapped; appropriately shielded outside lighting that is directed away from native habitats to minimize attraction to light-migrating songbirds; interior lighting that is turned off at night or designed to minimize light escaping through windows; and landscaping designed to keep birds away from the building's façade. Use of non-reflective or opaque glass; external shades (or other devices to reduce glare, transparency, or reflectiveness) on windows; ultraviolet patterned glass; angled glass; and/or louvers can aid in reducing bird collisions (Sheppard 2011). | |
| | **Mitigation Measure BIO-7:**<br>PV panels shall be situated in the northwest area of the Project site, away from vegetation or habitat familiar and attractive to birds that would result in disorienting reflective images (Cusa et al. 2015, Sheppard 2011). Non-reflective PV modules shall be used over reflective technologies to minimize collision risk. | |
| | **Mitigation Measure BIO-8:**<br>The City is shall assess Project-related impacts to avian species to avoid and reduce potential impacts to the greatest extent feasible. The City shall voluntarily develop and implement a post-construction monitoring plan in coordination with USFWS and CDFW to assess impacts on avian species resulting from the Project. The post-construction monitoring plan shall include a description of standardized carcass searches, scavenger rate (i.e., carcass removal) trials, searcher efficiency trials, and reporting. Statistical methods shall be used to estimate Project avian fatalities if sufficient data is collected to support analysis. Pending result of monitoring, avian deterrents shall be considered, such as the use of radar and bio-acoustics to activate nuisance sounds that would deter birds from that area of the parking lot. | |
| Potential construction-related direct impacts to special-status avian and bat species would be significant. | **Also see Mitigation Measures BIO-1 and BIO-18**<br><br>**Mitigation Measure BIO-9:**<br>To minimize direct and indirect impacts to avian and bat species, a letter shall be provided to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the Project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project. A Qualified Biologist is defined as having a bachelor's degree in biology or a closely related field with appropriate areas of study to understand San Diego's local avian and bat species; sufficient local field experience in identification of avian and bat | Less than Significant |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | species, experience in habitat evaluation and in quantifying environmental impacts, and familiarity with suitable mitigation methods including revegetation design and implementation. | |
| | **Mitigation Measure BIO-10:**<br>The Qualified Biologist shall submit a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, Multiple Species Conservation Program (MSCP), Environmentally Sensitive Lands Ordinance (ESL), project permit conditions; California Environmental Quality Act (CEQA); endangered species acts (ESAs); and/or other local, state or federal requirements. In addition, the BCME shall include: avian survey schedules (including general avian nesting and USFWS protocol), timing of surveys, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the Project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion. | |
| | **Mitigation Measure BIO-11:**<br>The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist. The Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery. | |
| | **Mitigation Measure BIO-12:**<br>Prior to initiation of any construction-related grading, the construction foreman, | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | construction crew, and/or the Qualified Biologist shall have a preconstruction meeting to discuss the sensitive nature of the adjacent habitat with the construction crew, the limits of construction, approved construction staging areas, mitigation measures including site-specific monitoring and preconstruction avian clearance surveys, and monitoring. | |
| | **Mitigation Measure BIO-13:**<br>To avoid direct permanent impacts to sensitive habitats and species, the limits of construction shall be clearly delineated by a survey crew prior to Project construction. The limits of construction shall be defined with silt fencing or orange construction fencing and checked by the Qualified Biologist before initiation of construction grading. | |
| The Project could result in indirect impacts such as the introduction of exotic species, changes in hydrology, and unauthorized access to riparian vegetation communities that would be significant. | **Also see Mitigation Measures BIO 1 through BIO 3, BIO 5, BIO 9 through BIO-12**<br><br>**Measure BIO-14:**<br>Spoils, trash, and any construction-generated debris shall be removed to an approved off-site disposal facility. A trash abatement program shall be established. Trash and food items shall be contained in closed containers and removed daily to reduce the attraction of opportunistic predators such as common ravens, coyotes, and feral cats and dogs that may prey on sensitive species. This phase shall include flagging and delimiting buffers to protect sensitive biological resources (e.g., nesting birds) during construction. Appropriate steps/care shall be taken to minimize attraction of nest predators to the site. | Less than Significant |
| | **Mitigation Measure BIO-15:**<br>A SWPPP shall be prepared prior to the start of construction as required by Construction General Permit Order 2009-0009-DWQ (as amended by Orders 2010-0014-DWQ and 2012-0006-DWQ). The SWPPP would be prepared by a Qualified SWPPP Developer certified by the California Storm Water Quality Association. The SWPPP would specify measures to avoid or minimize construction-related surface water pollution to include proper runoff controls, pollutant source controls, and runoff treatment controls (when other nontreatment controls are insufficient for reducing runoff pollutant loads) that may degrade sensitive species habitat. The construction SWPPP would include water quality protection and monitoring measures and storm water BMPs to minimize scour/erosion and control sediment that may degrade sensitive species habitat. Implementation of BMPs and preparation and compliance with a SWPPP will ensure that sediment and water sources of nonnative seed will be captured or | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | directed away from the MHPA or generally minimized to the extent practicable. The SWPPP is described in further detail in Section 4.8.4 of the Hydrology and Water Quality section of the EIR (AECOM 2015c). | |
| | **Mitigation Measure BIO-16:**<br>Dust suppression measures shall be implemented during construction to minimize the creation of dust clouds and possible degradation of sensitive vegetation communities, special-status species suitable habitat, and critical habitat. These measures include applying water at least once per day or as determined necessary by the qualified biologist(s) to prevent visible dust emissions from exceeding 100 feet in length in any direction. | |
| Project-related indirect impacts to special status species from noise and lighting would be significant | **Mitigation Measure BIO-17:**<br>To minimize construction noise impacts to birds and bats in the MHPA, berms or walls (e.g., at least 0.5-inch thick plywood) shall be constructed to reduce noises that could impact or interfere with wildlife utilization of the MHPA. Temporary noise barriers using appropriately thick wooden panel walls (at least 0.5-inch thick) shall be within the development footprint and built high enough to block the dominant construction noise source(s). | Less than Significant |
| | **Mitigation Measure BIO-18:**<br>To avoid impacts to raptors and/or native/migratory birds, Project activities, including removal of habitat that supports active nests in the new stadium footprint (i.e., ornamental trees), shall occur outside of the breeding season for these species (February 1 [January 1 for some raptors] through September 15) except as follows. If Project disturbances must occur during the breeding season to accommodate the Project schedule, a Qualified Biologist shall conduct a pre-construction survey within 300 feet of the disturbance area (within 500 feet for raptors) to determine the presence or absence of nesting birds that may be impacted by visual disturbance from construction. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). Results of the pre-construction survey shall be submitted to the City's DSD for review and approval prior to initiating any construction activities.<br><br>If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (e.g., appropriate follow-up surveys, monitoring schedules, visual construction barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | activities is avoided. No-disturbance buffers (i.e., areas where work shall not occur) around active nests would be set at distances at the discretion of the Qualified Biologist and would be dependent on species, nest location, and an individual's habituation to human activity. Recommended distances include 100 feet for passerine birds and 500 feet for raptors; however, these distances can be reduced/enlarged at the discretion of the Qualified Biologist based on the behavior and response of the nesting individuals to construction-related activity. For example, parking lot improvements near active nests may require larger buffers to mitigate the high level of noise. The report or mitigation plan shall be submitted to the City DSD for review and approval. The City's MMC Section and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction. If nesting birds are not detected during the pre-construction survey, no further mitigation is required. | |
| | **Mitigation Measure BIO-19:**<br><br>A Qualified Biologist (possessing a valid FESA section 10(a)(1)(A) recovery permit for southwestern willow flycatcher) shall survey those wetland areas that would be subject to construction noise levels exceeding 60 dBA hourly average or exceeding the dBA of ambient noise levels should they be greater than 60 dBA hourly average (i.e., whichever is greater)1 for the presence of the least Bell's vireo and southwestern willow flycatcher. Surveys for these species shall be conducted pursuant to the protocol survey guidelines established by USFWS within the breeding season for least Bell's vireo (March 15 through September 15) and southwestern willow flycatcher (May 1 through August 30) prior to the commencement of construction. If the species are present, then the following conditions must be met:<br><br>a. During the breeding season, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dBA hourly average or exceeding the dBA of ambient noise levels should they be greater than 60 dBA hourly average (i.e., | |

[1] The 60 dBA hourly average is the standard threshold used to determine nest disturbance to least Bell's vireo and southwestern willow flycatcher. If ambient noise is less than the 60dBA hourly average, this standard threshold would be used (i.e., the greater value) to determine when noise attenuation measures would be implemented. If ambient noise is already above the 60 dBA hourly average then noise attenuation measures would not be implemented because noise sources are coming from sources other than the Project. Therefore, in the scenario ambient noise is higher than the 60 dBA hourly average, ambient noise levels would be used (i.e., the greater value) to determine when noise attenuation measures would be implemented.

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | whichever is greater) at the edge of occupied least Bell's vireo or southwestern willow flycatcher habitat.<br><br>An analysis showing that noise generated by construction activities would not exceed 60 dBA hourly average or exceeding the dBA of ambient noise levels should they be greater than 60 dBA hourly average (i.e., whichever is greater) at the edge of occupied habitat shall be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City manager at least two weeks prior to the commencement of construction activities.<br><br>Prior to the commencement of any of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a Qualified Biologist; or<br><br>b. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities would not exceed 60 dBA hourly average or the dBA of ambient noise level should they be greater than 60 dBA hourly average (i.e., whichever is greater) at the edge of habitat occupied by the least Bell's vireo or southwestern willow flycatcher.<br><br>Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dBA hourly average or the dBA of ambient noise level should they be greater than 60 dBA hourly average (i.e., whichever is greater). If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season.<br><br>c. If least Bell's vireo or southwestern willow flycatcher are not detected during the protocol survey, the Qualified Biologist shall submit substantial evidence to the City manager and applicable resource agencies which | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
|---|---|---|
| | demonstrates whether or not mitigation measures such as noise walls are necessary as follows:<br>i. If this evidence indicates the potential is high for least Bell's vireo or southwestern willow flycatcher to be present based on historical records or site conditions, then condition "b" shall be adhered to as specified above.<br>ii. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures shall be necessary. | |
| Jurisdictional resources associated with Murphy Canyon Creek and the San Diego River could be indirectly impacted by the introduction of exotic species, changes in hydrology, and unauthorized access and this would be a significant impact. | **See Mitigation Measures BIO-1 through BIO-3, BIO-5, BIO-9 through BIO-12, and BIO-14 through BIO-16** | Less than Significant |
| Indirect impacts to wildlife movement from exotic species introduction, changes in hydrology, unauthorized access, noise, and lighting could result as edge effects from Project construction and operation and would be significant. | **See Mitigation Measures BIO-1 through BIO-5, BIO-9 through BIO-12, and BIO-13 through BIO-17** | Less than Significant |
| The indirect impacts associated drainage, toxics, lighting, noise, barriers, and invasives, brush management, and grading/land development have potential to indirectly impact adjacent MHPAs. | **See Mitigation Measures BIO-1 through BIO-5, and BIO-9 through BIO-19** | Less than Significant |
| Construction activities have the potential to introduce nonnative plants to adjacent habitat and this would be significant. | **See Mitigation Measures BIO-5 and BIO-15** | Less than Significant |
| The addition of potential bird strikes due new stadium and PV facilities is a cumulatively considerable contribution to a biological resources impact. | **See Mitigation Measures BIO-6 through BIO-8** | Significant and Unavoidable |
| **Hazardous Materials/Human Health/Public Safety** | | |
| Inconsistencies between existing emergency response and evacuation plans and the new stadium would be a significant impact. | **Mitigation Measure HAZ-1:**<br>Plans and policies pertaining to emergency response and evacuation procedures shall be updated to reflect the location and design of the new stadium. Such plans shall be submitted to the SDFD Fire Prevention Bureau and Unified San Diego County Emergency Services Organization for review and approval prior to | Less than Significant |

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| | issuance of building permits. Plans shall include, but not be limited to, maps of evacuation routes for both pedestrians and vehicle traffic; locations of hospitals, fire stations, and police stations; locations of fire extinguishers; and designation of responsible personnel and agencies. To the extent feasible, the City shall consult the U.S. Department of Homeland Security's Evacuation Planning Guide for Stadiums (2008) and implement measures recommended therein, as necessary. | |
| The Project has the potential to create a significant hazard to the public and environment as a result of listing pursuant Government Code Section 65962.5, mainly because development activities have the potential to uncover contaminated soil and groundwater during site grading and excavation. | **Mitigation Measure HAZ-2:**<br>A detailed Contaminated Soils and Groundwater Management Plan shall be developed prior to any on-site grading. The comprehensive Plan shall meet local, state, and federal regulations pertaining to the handling and disposal of impacted soil and groundwater. The Plan shall address both the construction and operations periods of the Project and be subject to review and approval of the County of San Diego Department of Environmental Health and the Regional Water Quality Control Board (RWQCB). At a minimum, the Plan shall include:<br>• A Soil and Groundwater Sampling Plan;<br>• A Health and Safety Plan, including employee training; and<br>• Details provided by the licensed contractor regarding how hazardous materials would be appropriately handled and disposed of during and following construction. The contractor shall provide:<br>o A description of construction waste streams, including projections of frequency, amounts generated, and hazard classifications;<br>o Management methods to be used for each waste stream, including temporary on-site storage and BMPs; treatment methods and companies providing treatment services; waste testing methods to ensure correct classification; methods of transportation; disposal requirements and sites; and recycling, reuse, and waste minimization/source reduction plans; and<br>o Spill control and management procedures for spill containment, collection, and treatment. | Less than Significant |
| | **Mitigation Measure HAZ-3:**<br>Construction of the Project shall not proceed until the RWQCB has determined that remediation infrastructure in the vicinity of the current and new stadium is no longer necessary and can be closed and either removed from the site or abandoned in place (as directed); or until the City has submitted a plan for relocating or | Less than Significant |

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| | preserving on-site any remediation infrastructure that the RWQCB has determined is still necessary. The plan shall be submitted for review and approval by be incorporated into the Project design and site plans. the RWQCB and City of San Diego Development Services Department. Required remediation infrastructure (including groundwater monitoring wells, groundwater extraction wells, and SVE units), if any, shall be incorporated into the Project design and site plans. | |
| The Project creates the potential for workers and the public to be exposed to soils impacted by toxic substances, including pesticides, during construction and this represents a significant impact. | See **Mitigation Measure Haz-2** | Less than Significant |
| The Project has not received a "Determination of No Hazard" from the FAA and for purposes of this EIR, it is considered to have a significant impact regarding airport hazards. | **Mitigation Measure HAZ-4:**<br>Upon finalization of the Project design and site and grading plans, Notices of Proposed Construction or Alteration with the FAA (FAA Form 7460-1) shall be filed due to its proximity to Montgomery Field Airport, the policies of the Montgomery Field ALUCP, and the anticipated maximum heights of the proposed stadium and construction equipment. In the event the FAA does not issue their approval via a "Determination of No Hazard to Air Navigation," an alternative design plan for the Project and/or alternative construction equipment shall be considered, and notification(s) with the FAA shall be refiled. Project development shall not proceed until a "Determination of No Hazard to Air Navigation" is made by the FAA. | Less than Significant |
| The transport, use, or disposal of less typical hazardous materials creates the potential for a hazard to the public or environment, which represents a significant impact. | Also See **Mitigation Measure HAZ-2**<br><br>**Mitigation Measure HAZ-5:**<br>A survey for asbestos and asbestos-containing material (ACM) shall be conducted prior to issuance of the demolition permit for the existing Qualcomm Stadium and associated infrastructure. If present, Regulated ACM and Category I/Class I Non-Friable and Category I/Class II Non Friable ACM that is suspected to become friable shall be removed and disposed of in accordance with applicable regulatory requirements, including Titles 15, 29, and 40 of the U.S. Code of Federal Regulations (CFR), as well as San Diego Air Pollution Control District (SDAPCD) Rule 361.145. | Less than Significant |
| | **Mitigation Measure HAZ-6:**<br>A survey for lead-based paint (LBP) shall be conducted prior to demolition of the existing Qualcomm Stadium and associated infrastructure. LBP material, if | |

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| | present, shall be removed and disposed of in accordance with applicable regulatory requirements, including Titles 15 and 40 of the U.S. CFR. | |
| | **Mitigation Measure HAZ-7:**<br>Facility components that are suspected to contain polychlorinated biphenyls (PCB) materials or equipment (including transformers, light ballasts, or elevators) shall be inspected for the presence of PCBs prior to demolition of the existing Qualcomm Stadium and associated infrastructure. PCB-containing materials or equipment shall be removed and disposed of in accordance with applicable regulatory requirements, including Titles 15 and 29 of the U.S. CFR. | |
| The risk of upset to the public and the environment during the demolition of the existing Qualcomm stadium as a result of the use of explosive material represents a potentially significant impact. | **Mitigation Measure HAZ-8:**<br>Prior to demolition of the existing Qualcomm Stadium, a Demolition and Implosion Plan shall be prepared and submitted to the City of San Diego Development Services Department and City of San Diego Fire-Rescue Department (SDFD) Fire Prevention Bureau for review and approval. The Plan shall include, at a minimum:<br>• An engineering survey prior to demolition and implosion;<br>• Description of demolition equipment to be utilized;<br>• Fire and security precautions;<br>• Provisions for notification to the public of implosion;<br>• Emergency response protocol;<br>• Requirements for the retention of a licensed demolition contractor to transport, install, and detonate explosives to implode portions of the existing Qualcomm Stadium;<br>• Defined exclusion zone for implosion;<br>• Safe handling and use procedures for explosive materials, including vehicular transport of explosive materials;<br>• Post demolition and implosion inspection, including inspection of adjacent structures, including the adjacent new stadium; and<br>• Safe disposal procedures for demolition debris and deteriorated explosives. | Less than Significant |
| The risk of upset to the public and the environment as a result of the Project's proximity to the KMEP MVT and the chance that a fire hazards incident might occur and result in harmful off site consequences to the Project site represents a significant impact. | No feasible mitigation is available. | Significant and Unavoidable |

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| **Historical Resources** | | |
| Previously unrecorded archaeological resources could be substantially damaged or destroyed during ground disturbance undertaken for the Project. and would result in a significant impact. | **Mitigation Measure AR-1:**<br>**I. Prior to Permit Issuance (for projects that include ground disturbance)**<br>A. Entitlements Plan Check<br>1. Prior to issuance of any construction permits, including, but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction (precon) meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for archaeological monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.<br>B. Letters of Qualification Have Been Submitted to ADD<br>1. The Project's cultural resources consultant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the Project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines. If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.<br>2. MMC will provide a letter to the Project's cultural resources consultant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the Project meet the qualifications established in the Historical Resources Guidelines.<br>3. Prior to the start of work, the Project's cultural resources must obtain written approval from MMC for any personnel changes associated with the monitoring program.<br>**II. Prior to Start of Construction**<br>A. Verification of Records Search<br>1. The PI shall provide verification to MMC that a site-specific records search (quarter-mile radius) has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from SCIC, or, if the search was in-house, a letter of verification from the PI stating that the search was completed. | Less than Significant |

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| | 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.<br>3. The PI may submit a detailed letter to MMC requesting a reduction to the quarter-mile radius.<br>B. PI Shall Attend Precon Meetings<br>1. Prior to beginning any work that requires monitoring; the City shall arrange a precon meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American monitor shall attend any grading/excavation-related precon meetings to make comments and/or suggestions concerning the archaeological monitoring program with the CM and/or Grading Contractor.<br>a. If the PI is unable to attend the precon meeting, the City shall schedule a focused precon meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.<br>2. Identify Areas to Be Monitored<br>a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11 inches x 17 inches) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.<br>b. The AME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).<br>3. When Monitoring Will Occur<br>a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.<br>b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the | |

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| | monitoring program. This request shall be based on relevant information such as review of final construction documents that indicate site conditions such as depth of excavation and/or site graded to bedrock, etc. that may reduce or increase the potential for resources to be present.<br><br>**III. During Construction**<br>A. Monitor(s) Shall Be Present during Grading/Excavation/Trenching<br>1. The Archaeological Monitor shall be present full time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources as identified on the AME. The CM is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances, Occupational Safety and Health Administration safety requirements may necessitate modification of the AME.<br>2. The Native American consultant/monitor shall determine the extent of their presence during soil-disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B–C and IV.A–D shall commence.<br>3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.<br>4. The Archaeological Monitor and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of ANY discoveries. The RE shall forward copies to MMC.<br>B. Discovery Notification Process<br>1. In the event of a discovery, the Archaeological Monitor shall direct | |

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| | the contractor to temporarily divert all soil-disturbing activities including, but not limited to, digging, trenching, excavating, or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.<br>2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.<br>3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.<br>4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.<br>C. Determination of Significance<br>1. The PI and Native American consultant/monitor, where Native American resources are discovered, shall evaluate the significance of the resource. If human remains are involved, follow protocol in Section IV below.<br>a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.<br>b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program that has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also a historical resource as defined in CEQA, then the limits on the amount(s) that the Project may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.<br>c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required. | |

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| | **IV. Discovery of Human Remains**<br>If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains, and the following procedures as set forth in CEQA Section 15064.5(e), California PRC (Section 5097.98) and State HSC (Section 7050.5) shall be undertaken:<br>A. Notification<br>1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.<br>2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.<br>B. Isolate Discovery Site<br>1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.<br>2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.<br>3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI whether the remains are, or are most likely to be, of Native American origin.<br>C. If Human Remains Are Determined to Be Native American<br>1. The Medical Examiner will notify the NAHC within 24 hours. By law, only the Medical Examiner can make this call.<br>2. The NAHC will immediately identify the person or persons determined to be the MLD and provide contact information.<br>3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California PRC and HSCs.<br>4. The MLD will have 48 hours to make recommendations to the City or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods. | |

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| | 5. Disposition of Native American human remains will be determined between the MLD and the PI, and, if:<br>a. The NAHC is unable to identify the MLD, or the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;<br>b. The City or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the City, then,<br>c. In order to protect these sites, the City shall do one or more of the following:<br>(1) Record the site with the NAHC;<br>(2) Record an open space or conservation easement on the site;<br>(3) Record a document with the County.<br>d. Upon the discovery of multiple Native American human remains during a ground-disturbing land development activity, the City may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures, the human remains and cultural materials buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.<br>D. If Human Remains Are Not Native American<br>1. The PI shall contact the Medical Examiner with notification of the historic era context of the burial.<br>2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).<br>3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for interment of the human remains shall be made in consultation with MMC, EAS, any known descendant group, and the San Diego Museum of Man. | |

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| | **V. Night and/or Weekend Work**<br>A. If Night and/or Weekend Work Is Included in the Contract<br>1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.<br>2. The following procedures shall be followed.<br>a. No Discoveries<br>In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8 a.m. of the next business day.<br>b. Discoveries<br>All discoveries shall be processed and documented using the existing procedures detailed in Sections III – During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.<br>c. Potentially Significant Discoveries<br>If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction and IV –Discovery of Human Remains shall be followed.<br>d. The PI shall immediately contact MMC, or by 8 a.m. of the next business day, to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.<br>B. If Night and/or Weekend Work Becomes Necessary during the Course of Construction<br>1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.<br>2. The RE, or BI, as appropriate, shall notify MMC immediately.<br>C. All Other Procedures Described Above Shall Apply, as Appropriate.<br><br>**VI. Post Construction**<br>A. Preparation and Submittal of Draft Monitoring Report<br>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources | |

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| | Guidelines that describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results, or other complex issues, a schedule shall be submitted to MMC establishing agreed-upon due dates and the provision for submittal of monthly status reports until this measure can be met.<br>a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.<br>b. Recording Sites with State of California Department of Parks and Recreation<br>The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the SCIC with the Final Monitoring Report.<br>2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.<br>3. The PI shall submit revised Draft Monitoring Report to MMC for approval.<br>4. MMC shall provide written verification to the PI of the approved report.<br>5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.<br>B. Handling of Artifacts<br>1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.<br>2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.<br>3. The cost for curation is the responsibility of the property owner. | |

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| | C. Curation of Artifacts: Accession Agreement and Acceptance Verification<br>1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing, and/or data recovery for this Project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.<br>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.<br>3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.<br>D. Final Monitoring Report(s)<br>1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.<br>2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC that includes the Acceptance Verification from the curation institution. | |
| Should human remains be encountered during ground-disturbing activities conducted as part of the Project, it would be a significant impact. | See **Mitigation Measure AR-1** | Less than Significant |
| The Project would result in the destruction of an architecturally and historically significant building—San Diego Stadium, which is eligible for listing in national, state, and local registers, and constitutes a significant and direct impact. | **Mitigation Measure HR-1:**<br>Recording the Resource: The City of San Diego's Land Development Manual – Historical Resources Guidelines identifies preferred mitigation measures to avoid impacts, including avoidance of a significant resource through project redesign or relocation of the significant resource. Since the Project includes demolition of the San Diego Stadium, a full recording of the building should be done so that a record of the significant resource is maintained. Prior to demolition, Secretary of Interior-qualified professionals (in history or architectural history) shall perform photo-recordation and documentation consistent to the standards of the National | Significant and Unavoidable |

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| | Parks Service (NPS) Historic American Building Survey (HABS)/Historic American Engineering Record (HAER) documentation. HABS/HAER documentation is described by the NPS as "the last means of preservation of a property; when a property is to be demolished, its documentation provides future researcher access to valuable information that otherwise would be lost" (Russell 1990). HABS/HAER documentation shall consist of measured drawings (or reproductions of historic drawings), photographs, and written data (e.g., historic context, building descriptions) that provide a detailed record that reflects San Diego Stadium's historical significance. San Diego Stadium should receive HABS/HAER documentation Level II, as described in NPS documentation for HABS/HAER (Russell 1990:4). If historical as-built drawings do not exist (or are not reproducible to HABS/HAER standards), then measured drawings shall be prepared to document the structure and its alterations. These shall adhere to the standards set for a Level I HABS/HAER report. Following completion of the HABS/HAER documentation and approval by Historical Resources staff, the materials shall be placed on file with the City, San Diego History Center, San Diego Central Library, and the Library of Congress.<br><br>**Mitigation Measure HR-2:**<br>Architectural Salvage: Prior to demolition, the City shall make available for donation architectural materials from the site to museums, archives, and curation facilities; the public; and nonprofit organizations to preserve, interpret, and display the history of San Diego Stadium. The materials to become architectural salvage shall include historic-period elements that will be removed as part of the Project, and shall be identified and made available prior to the commencement of demolition activities, to ensure that materials removed do not experience further damage from removal/demolition. No materials shall be salvaged or removed until HABS/HAER recordation and documentation are completed and an inventory of key exterior and interior features and materials is completed by Secretary of Interior-qualified professionals. The inventory of key exterior and interior features and materials may be developed as part of HR-1. The materials shall be removed prior to or during demolition. Materials that are contaminated, unsound, or decayed will not be included in the salvage program and will not be available for future use or display. The City as lead agency will determine which materials are suitable for salvage (the City can utilize the assistance of qualified professionals to make such determinations). | |

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| | **Mitigation Measure HR-3:**<br>Interpretative Display and Educational Information: In concert with HABS/HAER documentation, the City shall develop and install interpretive signage or display panels in a publicly visible location at the Project site that describe the history and significance of San Diego Stadium. The interpretive signage and its location within the Project site must be approved by the City's Historical Resources staff, and shall include historic photographs and a brief narrative describing the history and significance of San Diego Stadium. In addition, educational/interpretive information which describes the history and significance of San Diego Stadium shall be made available to the public in a readily accessible format, such as a printed brochure and/or electronic format such as a webpage. This educational/interpretive material shall be available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. The interpretive signage/display and educational/interpretive material could be based on the photographs produced in the HABS/HAER documentation, and the historic archival research previously prepared as part of the Project. | |
| The permanent loss of Qualcomm Stadium as a historic resource is considered a cumulatively considerable contribution related to the loss of historic resources. | **See Mitigation Measure HR-1 through HR-3** | Significant and Unavoidable |
| **Hydrology and Water Quality** | | |
| During the construction phase when both stadium foundations are present, there would be a temporary significant impact to the area's floodplain during extremely large and rare storms during the 3-to-5-year construction period. | No feasible mitigation is available. | Significant and Unavoidable (Temporary) |
| During the construction phase when both stadium foundations are present, there would be a significant and unavoidable cumulative impact to the area's floodplain during extremely large and rare storms | No feasible mitigation is available. | Significant and Unavoidable (Temporary) |
| **Land Use** | | |
| The deviation from allowable wall height for the Project retaining wall would be a land use significant impact. | See **Mitigation Measure VIS-1** | Less than Significant |

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| The Project was found to be inconsistent with policies specific to historic resources, noise, and aesthetic views. These inconsistencies were found to be significant | See **Mitigation Measures HR-1** through **HR-3 and Mitigation Measures NOI-1** through **NOI-5.** | Significant and Unavoidable |
| The FAA has not been notified of the project and have not issued approval via a Determination of No Hazard to Air Navigation. This is considered a significant impact. | See **Mitigation Measure HAZ-4** | Less than Significant |
| **Mobility (Circulation)** | | |
| During the 2019 Construction and 2019 Demolition Phases, the intersection of Rancho Mission Road at Ward Road would result in additional weekday PM peak hour delays that are significant. | **Mitigation Measure MOB-1:**<br>**Implement All-way Stops on Stadium Event Days.** Implement manual all-way stop control to the current two-way stop controlled intersection at Rancho Mission Road and Ward Road. Since the intersection is not anticipated to be significantly impacted by the Project on non-game days, the City should implement the improvement measures temporarily on days with major events only. | Less than Significant |
| The parking demand during the Demolition phase exceeds the availability of onsite parking by greater than 10 percent and is considered a significant impact | **Mitigation Measure MOB-2:**<br>**Transportation Demand Management Plan.** A Transportation Demand Management (TDM) Plan would be prepared by the City of San Diego. This TDM Plan would set performance goals and metrics to achieve a modal split that would address the parking deficiency of 1,780 parking spaces by reducing parking demand and/or locating offsite parking locations. The TDM Plan would be prepared before the start of the new stadium construction phase and would be implemented throughout the life of the Project and long-term operation. | Less than Significant |
| **Noise** | | |
| Project operational noise levels would potentially result in a permanent increase in ambient noise levels (3 dBA $L_{eq}$ or greater) at noise sensitive receptors during concert events and would be significant. | **Mitigation Measure NOI-1:**<br>Incorporate electronic controls or limits into the final design of the new stadium audio/visual sound system, as well as tie-ins from hosted performers to control amplified speech and music noise at the source. | Significant and Unavoidable |
| Project construction noise levels would result in a substantial temporary net increase in ambient noise levels during Project construction activities at noise-sensitive receptors in proximity to construction activities and would be significant. | **Mitigation Measure NOI-2:**<br>The Project (via construction contractor) would establish a telephone hot-line for use by the public to report any significant adverse noise conditions associated with the construction and operation of the Project. If the telephone is not staffed 24 hours per day, the contractor shall be required to include an automatic answering feature, with date and time stamp recording, to answer calls when the phone is unattended. This hot-line telephone number shall be posted at the Project site | Significant and Unavoidable |

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| | during construction in a manner visible to passersby. This telephone number shall be maintained until the Project has been considered commissioned and ready for operation. | |
| | **Mitigation Measure NOI-3:**<br>Throughout the construction of the Project, the contractor shall be required to document, investigate, evaluate, and attempt to resolve all Project-related noise complaints. The contractor or its authorized agent shall be required to:<br>• Use a Noise Complaint Resolution Form to document and respond to each noise complaint;<br>• Contact the person(s) making the noise complaint within 24 hours;<br>• Conduct an investigation to attempt to determine the source of noise related to the complaint; and<br>• Take all reasonable measures to reduce the noise at its source. | |
| | **Mitigation Measure NOI-4:**<br>The following are typical field techniques for reducing noise from construction activities, with the purpose of reducing aggregate construction noise levels at nearby noise-sensitive receivers. The contractor or its authorized agent shall be required to:<br>• Adjust all audible back-up alarms downward in sound level, reflecting locations that have expected lower background level, while still maintaining adequate signal-to-noise ratio for alarm effectiveness. Consider signal persons and strobe lights, or alternative safety equipment and/or processes as allowed, for reducing reliance on high-amplitude sonic alarms.<br>• Place stationary noise sources, such as generators and air compressors, away from affected noise-sensitive receivers to the farthest extent practical on the Project site. Place non-noise-producing mobile equipment such as trailers in the direct sound pathways between suspected major noise-producing sources and these sensitive receivers. To minimize flanking underneath or through vertical gaps, the construction contractor shall cover the openings with at least 0.5-inch-thick plywood, hay bales, or other sufficiently dense material. | |
| | **Mitigation Measure NOI-5:**<br>The following are typical practices for construction equipment selection (or preferences) and expected function that can help reduce noise and shall be | |

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| | implemented:<br>• Use concrete crushers or pavement saws rather than impact devices such as jackhammers, pavement breakers, and hoe rams for tasks such as concrete or asphalt demolition and removal.<br>• Pneumatic impact tools and equipment used at the construction site shall have intake and exhaust mufflers recommended by the manufacturers thereof, to meet relevant noise limitations.<br>• Provide impact noise producing equipment (i.e., jackhammers and pavement breaker[s]) with noise attenuating shields, shrouds or portable barriers or enclosures, to reduce operating noise.<br>• Line or cover hoppers, storage bins, and chutes with sound-deadening material (e.g., apply wood or rubber liners to metal bin impact surfaces).<br>• Provide upgraded mufflers, acoustical lining, or acoustical paneling for other noisy equipment, including internal combustion engines.<br>• Use alternative procedures of construction and select a combination of techniques that generate the least overall noise and vibration.<br>• Use construction equipment manufactured or modified to reduce noise and vibration emissions, such as:<br>o Electric instead of diesel-powered equipment.<br>o Hydraulic tools instead of pneumatic tools.<br>o Electric saws instead of air- or gasoline-driven saws. | |
| Project operational noise levels (i.e., during stadium events) would exceed the operational noise levels of the City's noise ordinance at the property lines for various land uses by time of day for noise generated by on site sources associated with Project operation and would be significant. | **See Mitigation Measure NOI-1** | Significant and Unavoidable |
| **Paleontological Resources** | | |
| Subsurface disturbance estimated for the Project could directly or indirectly destroy a unique paleontological resource. | **Mitigation Measure PA-1:**<br>I. Prior to Permit Issuance<br>A. Construction Plan Check<br>1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Permits and Building Permits, but prior to the first preconstruction (precon) meeting, whichever is applicable, the City shall verify that the requirements for paleontological monitoring have been noted on | Less than Significant |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
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| | the appropriate construction documents.<br>B. Letters of Qualification Have Been Submitted to the City<br>1. The Project's paleontological consultant shall submit a letter of verification to the City identifying the Principal Investigator (PI) for the Project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.<br>2. The City shall provide a written confirmation of the qualifications of the PI and all persons involved in the paleontological monitoring of the Project.<br>3. Prior to the start of work, the Project's paleontological consultant shall obtain approval from the City for any personnel changes associated with the monitoring program.<br><br>II. Prior to Start of Construction<br>A. Verification of Records Search<br>1. The PI shall provide verification to the City that a site-specific records search has been completed. Verification includes, but is not limited to, a copy of a confirmation letter from San Diego Natural History Museum, other institution, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.<br>2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.<br>B. PI Shall Attend Precon Meetings<br>1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a precon meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and the City. The qualified paleontologist shall attend any grading/excavation-related precon meetings to make comments and/or suggestions concerning the paleontological monitoring program with the CM and/or Grading Contractor.<br>a. If the PI is unable to attend the precon meeting, the Applicant shall schedule a focused precon meeting with the City, the PI, RE, CM, or BI, if appropriate, prior to the start | |

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| | of any work that requires monitoring.<br>2. Identify Areas to Be Monitored<br>a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to the City identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site-specific records search as well as information regarding existing known soil conditions (native or formation).<br>3. When Monitoring Shall Occur<br>a. Prior to the start of any work, the PI shall also submit a construction schedule to the City through the RE indicating when and where monitoring shall occur.<br>b. The PI may submit a detailed letter to the City prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents that indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.<br><br>III. During Construction<br>A. Monitor Shall Be Present during Grading/Excavation/Trenching<br>1. The monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. The CM is responsible for notifying the RE, PI, and the City of changes to any construction activities.<br>2. The monitor shall document field activity via the Consultant Site Visit Record. The Consultant Site Visit Records shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to the City.<br>3. The PI may submit a detailed letter to the City during construction requesting a modification to the monitoring program when a field | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
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| | condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.<br>B. Monitor Shall Be Present during Augering/Drilling<br>1. Because augering and/or drilling may impact formations of high sensitivity (Friars Formation), or moderate sensitivity, and because significant paleontological resources are known to have been recovered from augering and drilling (Radbruch and Schlocker 1959; Lander 2010; URS 2012, 2013), the monitor shall be present full time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity.<br>2. As it cannot be determined during the augering of a hole whether the sediment sample from that hole contains significant paleontological specimens, the monitor would sample and process a 5-gallon sample of Friars Formation matrix from each auger or drill hole that impacts the Friars Formation up to 120 samples (~6,000 pounds). If fewer than 120 auger holes are planned, multiple samples would be taken and processed from some or all holes until 6,000 pounds have been processed.<br>3. The monitor shall document field activity via the Consultant Site Visit Record. The Consultant Site Visit Records shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (Notification of Monitoring Completion), and in the case of any discoveries. The RE shall forward copies to the City.<br>4. The PI may submit a detailed letter to the City during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.<br>C. Discovery Notification Process<br>1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.<br>2. The Monitor shall immediately notify the PI (unless Monitor is the | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
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| | PI) of the discovery.<br>3. The PI shall immediately notify the City by phone of the discovery, and shall also submit written documentation to the City within 24 hours by fax or email with photos of the resource in context, if possible.<br>D. Determination of Significance<br>1. The PI shall evaluate the significance of the resource.<br>a. The PI shall immediately notify the City by phone to discuss significance determination and shall also submit a letter to the City indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.<br>b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from the City. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery shall be allowed to resume.<br>c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a nonsignificant discovery has been made. The Paleontologist shall continue to monitor the area without notification to the City unless a significant resource is encountered.<br>d. The PI shall submit a letter to the City indicating that fossil resources shall be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.<br><br>IV. Night Work<br>A. If Night Work Is Included in the Contract<br>1. When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.<br>2. The following procedures shall be followed.<br>a. No Discoveries<br>(1) In the event that no discoveries were encountered during night work, the PI shall record the information | |

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| | on the CSVR and submit to the City via fax by 9 a.m. the following morning, if possible.<br>b. Discoveries<br>(1) All discoveries shall be processed and documented using the existing procedures detailed in Section III – During Construction.<br>c. Potentially Significant Discoveries<br>(1) If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III – During Construction shall be followed.<br>d. The PI shall immediately contact the City, or by 8 a.m. the following morning to report and discuss the findings as indicated in Section III B, unless other specific arrangements have been made.<br>B. If Night Work Becomes Necessary during the Course of Construction<br>1. The CM shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.<br>2. The RE, or BI, as appropriate, shall notify the City immediately.<br>C. All other procedures described above shall apply, as appropriate.<br><br>VI. Post Construction<br>A. Submittal of Draft Monitoring Report<br>1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to the City for review and approval within 90 days following the completion of monitoring,<br>a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.<br>b. Recording Sites with the San Diego Natural History Museum<br>(1) The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of | |

| Impact | Mitigation Measure | Level of Significance After Mitigation |
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| | such forms to the San Diego Natural History Museum with the Final Monitoring Report.<br>2. The City shall return the Draft Monitoring Report to the PI for revision or for preparation of the Final Report.<br>3. The PI shall submit revised Draft Monitoring Report to the City for approval.<br>4. The City shall provide written verification to the PI of the approved report.<br>5. The City shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.<br>B. Handling of Fossil Remains<br>1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.<br>2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate<br>C. Curation of Fossil Remains: Deed of Gift and Acceptance Verification<br>1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this Project are permanently curated with an appropriate institution.<br>2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and the City.<br>D. Final Monitoring Report(s)<br>1. The PI shall submit two copies of the Final Monitoring Report to the City (even if negative), within 90 days after notification from the City that the draft report has been approved.<br>2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from the City, which includes the Acceptance Verification from the curation institution. | |
| **Public Utilities** | | |
| The Project is considered to result in a cumulatively considerable contribution to cumulative impacts associated with solid waste disposal during construction and demolition | No feasible mitigation is available. | Significant and Unavoidable |

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| activities. | | |
| **Visual Effects and Neighborhood Characteristics** | | |
| The existing Qualcomm Stadium is a landmark/ sensitive view and would be demolished. This would be a significant impact related to removal of a community identification symbol or landmark affecting aesthetic/ neighborhood character. | No feasible mitigation is available. | Significant and Unavoidable |
| A 20-foot tall retaining wall would be constructed along San Diego Mission Road and would result in a significant impact related to creation of a negative aesthetic site. | **Mitigation Measure VIS-1:**<br>The Project shall provide a minimum of 50% landscape screening or berming between the retaining wall and the new stadium and texturize and color 100% of the wall to blend with surrounding development. | Less than Significant |
| The use of exterior lighting, fixed solar PV panels, and use of light-colored materials would increase the ambient lighting of the nighttime sky during stadium events and increase the glare during sunny days and result in a significant impact. | **Mitigation Measure VIS-2:**<br>The Project shall utilize low-reflective Glass and diffuse coating materials and vary fenestration to break up large expanses of light-colored materials.<br>**Mitigation Measure VIS-3:**<br>The Project shall implement the following stadium floodlighting good practices:<br>• Professionally recommended lighting levels for each activity shall be designed by a professional electrical consulting engineer to meet minimum illumination levels while preventing over-lighting and reducing electricity consumption.<br>• The location, height, cutoff, and angle of all lighting shall be correctly focused on the field to avoid stadium lighting being directed at neighboring areas.<br>• The beam spread of each floodlight shall be selected to put the maximum amount of light on the field without producing a hot spot.<br>• Shielded fixtures with efficient light bulbs shall be used in the parking lot to prevent any glare and light spillage beyond the property line. | Less than Significant |
| The removal of Qualcomm Stadium which is considered a Mission Valley community identity symbol and landmark would result in a cumulatively considerable contribution to impacts associated with visual resources. | No feasible mitigation is available. | Significant and Unavoidable |

## ES.5 Potential Areas of Controversy

Pursuant to CEQA Guidelines Section 15123(b)(2), an EIR shall identify areas of controversy known to the Lead Agency, including issues raised by the agencies and the public, and issues to be resolved, including the choice among alternatives and whether and how to mitigate for significant effects. The City prepared a Notice of Preparation (NOP) and circulated the NOP to interested public agencies, organizations, community groups and individuals to receive input on the Project. The NOP for the EIR was distributed on June 22, 2015, for a 30-day public review and comment period that ended on July 21, 2015. Comment letters received during the NOP public scoping period expressed concern regarding the following issues:

- Land sale and mixed-use development
- Stadium financing
- Traffic and parking
- Multimodal transportation
- Infrastructure improvements
- San Diego River Park and park lands
- Contamination and health risks
- Noise
- Air quality and greenhouse gases
- Biology
- Storm water, flooding, and wetlands
- Energy
- Serra Mesa Community
- Notice of Preparation
- Project description
- Visual impacts
- Cumulative impacts
- Environmental baseline
- Alternatives

## ES.6 Summary of Project Alternatives

CEQA mandates that alternatives to the Project be analyzed. Section 15126.6 of the CEQA Guidelines requires the discussion of "a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most of the basic objectives of the Project but would avoid or substantially lessen any of the significant effects of the Project," even if the

alternatives would impede the attainment of the Project objectives to some degree. Chapter 8.0 of this EIR provides the Project alternatives and their consideration.

**Alternatives Considered but Rejected**

The consideration of a new Chargers stadium has been ongoing for many years with many different proposals throughout San Diego County. Alternatives considered by the City or proposed during the scoping process included, 1) using the Qualcomm Stadium site for a regional park, or 2) the expansion of the San Diego River Park, 3) construction of a parking structure to accommodate stadium event parking, and 4) demolition of Qualcomm Stadium prior to construction of a new stadium. The two park alternatives do not meet any of the Project objectives and were therefore eliminated. The parking structure option was considered but resulted in greater access/egress and parking impacts than the Project or any of the alternatives. Demolishing Qualcomm Stadium prior to construction of a new stadium was also considered but would displace every stadium event for up to two years. The Chargers, SDSU Aztecs, and both bowl games would need to find another venue for that time and there are no venues within San Diego County of adequate size, so this alternative was also eliminated.

The following provides a description of the alternatives considered in detail and the reasons for their rejection as a potential alternative in the EIR analysis.

Downtown San Diego Stadium

Preliminary concepts have been developed for a new stadium in downtown San Diego with a seating capacity similar to the Project. The 24-acre site for this alternative is located east of Petco Park and southeast of the new Central Library. This alternative site includes 22 parcels that are currently under six different ownerships.

This alternative was eliminated from detailed study because it does not meet most of the project objectives and would not be environmentally superior to the Project due to additional land use, hazardous waste, circulation, and displacement impacts. It cannot be implemented within the required time frame due to potential delays resulting from property acquisition, environmental remediation, IAD relocation, and needed infrastructure improvements. In addition, this alternative would require a zone change and amendment to the Downtown Community Plan. It is unlikely that adequate parking could be provided, as development of the site would remove the surface parking for Petco Park and there is insufficient space for the development of other parking nearby. The site cannot be acquired or controlled by the City in the timeframe needed to provide a stadium for the 2019 NFL season, which is one of the objectives of the Project.

Downtown San Diego Stadium Associated with the Convention Center Expansion

This alternative would be similar to the Downtown Stadium alternative site discussed above, and it would utilize the same site. However, a non-contiguous expansion of the existing convention center would be co-developed with the new downtown stadium under this alternative. A convention center exhibit hall would be constructed as a lower level of the new stadium building, and a new convention building would be constructed adjacent to the stadium.

This alternative was eliminated from detailed study because it does not meet most of the project objectives. It cannot be implemented within the needed time frame due to potential delays resulting from property acquisition, environmental remediation, bus yard relocation, and needed infrastructure improvements. This alternative would require an amendment to the Downtown Community Plan, a rezone, and possibly a specific plan. It is unlikely that adequate parking could be implemented as development of the site would remove the surface parking for Petco Park and there is insufficient space for the development of other parking nearby. The site cannot be acquired or controlled by the City in the timeframe needed to provide a stadium for the 2019 NFL season, which is one of the objectives of the Project

Qualcomm Stadium Site South

This site would be located either southeast or southwest of the existing Qualcomm Stadium within the 166-acre Project site. The site is owned by the City of San Diego, so it is readily available. The number of future events would increase above current Qualcomm Stadium use similar to the Project. Because there is already a stadium on this site of comparable size to the Project, placing the new stadium on the same site would not result in a significant change from the existing conditions on and near the Qualcomm site on event days. The proposed stadium would be taller than the existing stadium, but the number of attendees would be the same or fewer. The number of future events would increase above current Qualcomm Stadium use. The site, size, availability of parking, and transit accessibility would be the same as the Project.

The Qualcomm Stadium South Site Alternative would result in significant land use impacts that would not occur under the Project as it would preclude onsite implementation of the SDRPMP. As opposed to the Project, potential significant impacts to biological resources would occur as a result of construction and operational noise. This Alternative would have additional visual and land use impacts because it would block additional views into the San Diego River and would not meet the objectives and development guidelines of the MVCP. The Qualcomm Stadium Site South Alternative would require substantial reconstruction of the trolley alignment and station, thereby adding substantial costs. Therefore, this alternative location is infeasible and had been eliminated from detailed study.

## Alternatives Considered

The following alternatives were considered and analyzed in detail in Chapter 8.0: two no Project alternatives that would retain the existing stadium; one alternative location for reconstruction of a new stadium onsite; two major renovation alternatives that would retain the existing Qualcomm Stadium; and, one alternative that would both retain the existing stadium and reconstruct a new stadium on-site at the northeast or northwest corner of the site.

Alternative 1 – Qualcomm Stadium Site Northwest

A new stadium with a capacity and design similar to the Project would be built in the Qualcomm Stadium parking lot, northwest of the existing stadium. This alternative would require a smaller amount of soil import than the Project. The construction and demolition schedule would be similar, with a shorter construction phase. The new stadium would have the same orientation and similar access as the Project.

This alternative would reduce and/or avoid some significant impacts associated with the Project. Locating the new stadium in the northwest corner would be expected to reduce the magnitude of the Project's construction and operation impacts on biological resources as the northwest corner is farther away from the sensitive biological resources. Impacts to hazardous materials and human health risks would also be reduced because of greater distance from the new stadium to areas of potential contamination and the KMEP MVT site. Impacts to land use would be minimized, and hydrology and water quality would also be minimized due to less floodplain displacement.

This alternative would meet all of the Project objectives.

Alternative 2 – Major Renovation of Qualcomm Stadium with an NFL Team

Under this alternative, the interior of Qualcomm Stadium would be completely reconstructed to meet the NFL requirements if the NFL does not approve the Chargers' relocation to another stadium, and if voters do not approve the proposed City referendum for a new stadium. This alternative would require approximately two to three years to complete, and the Chargers, Aztecs, and bowl games would require an alternative venue for their home games during renovation activities. All previous uses of Qualcomm Stadium could resume once major renovations are completed. Since this alternative would renovate Qualcomm Stadium, construction and demolition activities would be substantially reduced compared to the Project.

This alternative would reduce and/or avoid some significant impacts associated with the Project. This alternative would not involve the construction of a new stadium and no substantial demolition activities would occur; thus, impacts to air quality, biological resources, geology and soils, hazardous materials, historical resources, land use, mobility, noise, paleontological resources, public utilities, and visual resources would be minimized relative to the Project. While Qualcomm Stadium would not be demolished, the renovations for this alternative would be substantial and the impact to the historic resource would be direct and significant. Event noise levels at residences would be less as existing residences are located farther away from Qualcomm Stadium than under the Project. This alternative would not include PV facilities to generate energy and would have less energy efficiencies than the Project, and therefore have greater impacts on energy consumption.

This alternative would only partially meet the Project objectives. Furthermore, there is no feasible local alternative venue for the NFL, Aztecs, or bowl games during the two-to-three-year construction timeframe.

Alternative 3 – Major Renovation of Qualcomm Stadium without an NFL Team

This alternative addresses the long-term viability of Qualcomm Stadium if the NFL approves the Chargers' relocation to another stadium. Without an NFL team, 70,560 seats would no longer be required at the stadium. The stadium would be renovated and modernized, and the seating area would be modified to provide reduced seating capacity (30,000 to 50,000 seats) to create a more intimate game or event experience for uses such as football games (collegiate and high school), soccer games, concerts, dirt events, religious events, and parking lot events. The exterior structure of the stadium would not be significantly altered, but the upper seating levels would be removed, renovated, or not utilized.

This alternative would reduce and/or avoid some significant impacts associated with the Project. Alternative 3 would not involve the construction of a new stadium or substantial demolition activities; thus, impacts to air quality, biological resources, geology and soils, hazardous materials, historical resources, land use, mobility, noise, paleontological resources, public utilities, and visual resources would be minimized relative to the Project. While Qualcomm Stadium would not be demolished, the renovations may be substantial and the impact to the historic resource would also be significant under this Alternative. This alternative would not include PV facilities to generate energy and would have less energy efficiencies than the Project and, therefore have more impacts on energy consumption.

This alternative would not meet two of the City's stated objectives for developing the Project.

Alternative 4a – Reconstruction of a New Stadium in the northeast corner of the site with Retention of the Existing Qualcomm Stadium

This alternative would be similar to the Project, but it would retain Qualcomm Stadium. The new stadium would occur in the northeast corner of the Qualcomm Stadium site. The new stadium would be similar in appearance, size, and scale to the Project. However, there would be considerably less demolition activity and fewer debris removal haul trips. The new stadium would be used for the majority of events, including all professional and collegiate football games and the number of stadium events would not substantially change. Site access would remain generally the same, but parking would be permanently reduced to approximately 13,500 spaces. Maintenance of Qualcomm Stadium would still be required under this alternative.

Alternative 4a would eliminate safety and hazards impacts associated with the demolition of Qualcomm Stadium relative to the Project. Alternative 4a would retain the historic Qualcomm Stadium structure; however, the construction of a new stadium would alter its setting and cause an indirect and significant impact to the historic significance of Qualcomm Stadium. Additionally, impacts potential greater than the Project were identified for the topic areas of energy, GHG emissions, hydrology and water quality, mobility, public services and facilities, public utilities, and visual resources.

This alternative would meet the objectives of the City for the Project while retaining the historic resource of the existing stadium.

Alternative 4b – Reconstruction of a New Stadium in the northwest corner of the site with Retention of the Existing Qualcomm Stadium

Alternative 4b would retain Qualcomm Stadium, and a new stadium would be constructed in the northwest corner of the Qualcomm Stadium site, similar in appearance, size, and scale to the Project. There would be considerably less demolition activity and fewer debris removal haul trips. The new stadium would be used for the majority of events, including all professional and collegiate football games and the number of stadium events would not substantially change. Site access would remain generally the same, but parking would be permanently reduced to approximately 13,500 spaces. Maintenance of Qualcomm Stadium would be required with Alternative 4b.

The safety and hazards impacts associated with implementation of Alternative 4b would be less than those of the proposed Project as a result of the increased distance from the KMEP MVT, less interaction with existing remediation infrastructure, and no demolition of Qualcomm Stadium. Alternative 4b would retain the historic Qualcomm Stadium structure; however, the

construction of a new stadium would alter its setting and cause an indirect and significant impact to the historic significance of Qualcomm Stadium. Additionally, impacts potential greater than the Project were identified for the topic areas of energy, GHG emissions, hydrology and water quality, mobility, public services and facilities, public utilities, and visual resources.

This alternative would meet the objectives of the City for the Project while retaining the historic resource of the existing stadium.

No Project Alternative without an NFL Team

This scenario of the No Project Alternative assumes that the NFL would approve relocation of the Chargers to another stadium. The City would continue to have the responsibility of maintenance costs of the aging stadium. The San Diego State Aztecs would continue to play football games under their current lease agreement with the City, and the two collegiate football bowl (Holiday and Poinsettia) games would continue annually under negotiated agreements with the City. There would be lower intensity use of the stadium and fewer large events without NFL games. Since this alternative would not involve the construction or demolition of a stadium, construction activities would be substantially reduced when compared to the Project.

This alternative would reduce and/or avoid some significant impacts associated with the Project. Impacts to air quality, biological resources, energy, geology and soils, hazardous materials and safety, historic resources, land use, mobility, noise, paleontological resources, public services and facilities, public utilities, and visual resources would be less than those of the Project. Existing site flooding and storm water pollution conditions for the San Diego River would remain unchanged and be greater than those that would occur with the Project. This No Project Alternative would not include PV facilities to generate energy and would have less energy efficiencies than the Project and, therefore have more impacts on energy consumption.

This scenario would meet none of the City's objectives for the Project, and the City would continue to have the responsibility of maintenance costs of the aging stadium.

No Project Alternative with NFL Team

This No Project Alternative represents the scenario where the NFL would continue to utilize Qualcomm Stadium. If the NFL does not approve the Chargers' relocation to another stadium, and if voters do not approve the proposed city referendum, then it is assumed that the Chargers would continue to play NFL games at Qualcomm Stadium beyond the 2015 season. Continued use of Qualcomm Stadium by the Chargers requires improvements to address critical maintenance repairs and upgrades including structural, architectural, electrical, mechanical, and

information technology. This alternative would not involve the construction of a new stadium or stadium demolition; therefore, construction activities would be substantially reduced when compared to the Project.

This alternative would reduce and/or avoid some significant impacts associated with the Project. Impacts to air quality, biological resources, geology and soils, hazardous materials and safety, historic resources, land use, mobility, noise, paleontological resources, public services and facilities, public utilities and visual resources would be less than those of the Project due to no construction and demolition. Existing site flooding and storm water pollution conditions for the San Diego River would remain unchanged and be greater than those that would occur with the Project. There would be slight improvements in energy efficiencies due to the improved electrical and mechanical systems but energy usage would still be somewhat greater than the Project due to existing inefficiencies and the lack of on-site energy generation for PV panel shade structures.

While this No Project scenario would meet none of the City's objectives for the Project, it would provide a means to maintain a major City asset.