SAN DIEGO
STADIUM EIR

THE CITY OF SAN DIEGO AND AECOM:
GETTING IT DONE
San Diego Stadium Panel

Jeff Rice AICP
- 35 years of experience
- MBA, CSULB
- URP, Cal Poly

Kris Shackelford PE
- 27 years at City of SD
- City Project Manager
- BSCE, SDSU

Nancy Graham, AICP
- Mission Valley Community Planner
- MA, SDSU

Martha Blake
- Lead Environmental Planner
- MUEP, Virginia
- Urban Studies and Planning, UCSD
THE CITY OF SAN DIEGO & MISSION VALLEY
San Diego: Diverse Recreation and Culture

An ideal place to do business, to work, and to live:

» Strong economy
» Diverse population
» Great educational institutions
» Cultural institutions
» Highly-educated workforce
» Mix of high-tech industry
» Recreational assets
» Unsurpassed quality of life
» World-renowned location and geography

San Diego has a unique and varied topography composed mostly of mesas intersected by canyons
Major tourist and convention destination:
» Beaches
» Balboa Park
» The San Diego Zoo and Safari Park
» SeaWorld and LEGOLAND
» Cabrillo National Monument
» Old Town and State Historic Park
» Village area of La Jolla
» Gaslamp Quarter & Little Italy downtown

San Diego is California’s second largest city and the eighth largest in the United States
Mission Valley

• Center of urbanized San Diego region
• Significant transportation infrastructure
  • 3 Interstates + 1 Highway
  • Light Rail Trolley
  • Major Capacity Roadways
• River Ecosystem
NFL DECISION MAKING
DRIVING SCHEDULE
Chargers: New Stadium EIR Deadline Not Possible

By Omari Fleming and R. Stickney

The NFL met with San Diego city leaders on Tuesday in New York to discuss a new Chargers stadium. There, the league reviewed the city’s progress and schedule moving forward. NBC 7’s Omari Fleming reports. (Published Tuesday June 23, 2015)
The CommonCensus NFL Fan Map

Shows areas where NFL team fans are predominant; based on 31451 votes from www.commoncensus.org

Fan areas labeled and colored, gray = insufficient votes; numbers in parentheses indicate number of votes

Note: this map is highly inaccurate and expected to change and fill in greatly with more votes
An NFL Team Shuffle?

THE SAN DIEGO STADIUM
San Diego needed to maintain an aggressive schedule to meet NFL site selection schedule and funding vote filing deadlines while still meeting City values.

- **May 2015**: NFL puts City on notice of its informational needs for a new stadium in San Diego including an EIR.
- **August 2015**: NFL Owners meet to receive progress report relocation applications regarding design concepts, financing package, and compliance with CEQA.
- **February 2016**: NFL Owners meet to hear reports on Teams relocation and Cities Stadium applications and make decisions on which teams may move where and receive NFL funding.
EIR SCHEDULE AND APPROACH
Why this Project is Unique

• Need to demonstrate the City had a viable option, to meet NFL schedule
• City is both the Applicant and the Lead Agency
• City has full control of the Site
• NFL Stadium already on site
• Multi-departmental project team collaborating with consultant team
• On-call contract in place
Approach to Analysis

- Large site for a stadium
- Replace aging stadium with a modern NFL stadium
- No condemnation
- No new “stadium event” trips
- Existing infrastructure
- No short-cuts to CEQA
The Schedule

- **Technical Studies**
- Design Development
- Admin. DEIR
- DEIR
- 45-Day Public Review
- FEIR

Timeline:
- June
- July
- Aug
- Sept
- Oct
- Nov
- Dec
- Jan
SAN DIEGO STADIUM EIR

ONLY A MULTI-DISCIPLINARY APPROACH COULD GET IT DONE

Project Description
SAN DIEGO STADIUM EIR

Artist Concept for NFL Discussions

Aerial View

Landscape Spine from Trolley Station

Corporate Hospitality and Civic Events

Fan Park
Artist Concept for NFL Discussions

Main Entry

Endzone Terrace

Sideline Clubs

Gateway Activation
## Stadium Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Qualcomm Stadium</th>
<th>New Stadium</th>
<th>Net Change</th>
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</thead>
<tbody>
<tr>
<td><strong>Site Size</strong></td>
<td>166 acres</td>
<td>166 acres</td>
<td>-</td>
</tr>
<tr>
<td><strong>Stadium Footprint</strong></td>
<td>15 acres</td>
<td>17 acres</td>
<td>+ 2 acres</td>
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<tr>
<td><strong>Square Footage</strong></td>
<td>1,100,000 sf</td>
<td>1,750,000 sf</td>
<td>+ 650,000 sf</td>
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<tr>
<td><strong>Parking Spaces</strong></td>
<td>18,870 spaces</td>
<td>13,860 spaces</td>
<td>- 5,020 spaces</td>
</tr>
<tr>
<td><strong>Maximum Stadium Height Including Lighting</strong></td>
<td>120 feet</td>
<td>180 - 250 feet</td>
<td>+ 60 - 140 feet</td>
</tr>
<tr>
<td><strong>Seating</strong></td>
<td>70,560 seats</td>
<td>68,000 seats</td>
<td>- 2,560 seats</td>
</tr>
<tr>
<td><strong>General</strong></td>
<td>61,088 seats</td>
<td>57,000 seats</td>
<td>- 4,088 seats</td>
</tr>
<tr>
<td><strong>Suites</strong></td>
<td>1,872 seats</td>
<td>3,000 seats</td>
<td>+ 1,128 seats</td>
</tr>
<tr>
<td><strong>Boxes</strong></td>
<td>7,600 seats</td>
<td>8,000 seats</td>
<td>+ 400 seats</td>
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Summary of Event Types:
Qualcomm Stadium vs. New Stadium Events

Source: Data by City of San Diego and compiled by AECOM in 2015
Summary of Attendance:
Qualcomm Stadium vs. New Stadium Events Attendance

Source: Data by City of San Diego and compiled by AECOM in 2015
Final Environmental Impact Report
Stadium Reconstruction Project
City of San Diego, California

Prepared for:
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

Final Environmental Impact Report
Volume 1 of 2

January 2016
Impact Assessment Key Issues

• Traffic Circulation,
• Parking and Modal Shift
• Air Quality,
• Noise,
• Visual Impact, and
• Fast track timing were the critical issues.
Air Quality + GHG + HRA

Maximum Daily Emissions (lbs/day)
for a Concert (New) Event

Existing and Proposed Project Operational GHG Emissions

- Energy: Existing Qualcomm Stadium Emissions (MT CO2e) = 1,851, Proposed = 1,779
- Mobile (On-Road): Existing = 19,047, Proposed = 33,636
- Waste: Existing = 515, Proposed = 535
- Water: Existing = 226, Proposed = 493
- Operational Emissions: Existing = 21,639, Proposed = 36,444

Threshold of Significance (lbs/day):
- ROG: Total = 205, Threshold = 137
- NOX: Total = 658, Threshold = 250
- CO: Total = 3,323, Threshold = 550
- SO2: Total = 10, Threshold = 250
- PM10: Total = 795, Threshold = 100
- PM2.5: Total = 221, Threshold = 55
Estimated AB 900 and GHG Emissions

Jobs and Economic Improvement Through Environmental Leadership Act of 2011

AB 900 - Approval

- ARB,
- the Governor
- Legislature (Legislative Analyst Office)

THE SAN DIEGO STADIUM

- Benefits of AB 900
  - CEQA streamlining benefits of AB 900.
  - Expedited legal challenge review.
Hazardous Materials + Health + Safety

• Phase 1 ESA
  – UST
  – Lead and Asbestos

• Kinder Morgan Energy Partners Mission Valley Terminal
  – Subsurface plume
  – Operations
Historical Resources + Paleo

THE SAN DIEGO STADIUM
Mobility and Circulation

Transportation Modal Split - Weekend Event

<table>
<thead>
<tr>
<th>Mode</th>
<th>Existing</th>
<th>Future</th>
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<tbody>
<tr>
<td>Auto</td>
<td>30%</td>
<td>50%</td>
</tr>
<tr>
<td>Shuttle/Charter</td>
<td>30%</td>
<td>40%</td>
</tr>
<tr>
<td>Taxi/Drop Off</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>Walk/Bike</td>
<td>10%</td>
<td>5%</td>
</tr>
<tr>
<td>Trolley</td>
<td>5%</td>
<td>20%</td>
</tr>
</tbody>
</table>

THE SAN DIEGO STADIUM
Summary of Parking:
Qualcomm Stadium vs. New Stadium Parking per Events

Source: Data by City of San Diego and compiled by AECOM in 2015
One Direction concert noise readings
Visual Effects + Neighborhood Character

THE SAN DIEGO STADIUM
Visual Effects + Neighborhood Character
Other Topical Areas of Impact Analysis

- Geology + Soils
- Land Use + Public Services + Facilities
- Public Utilities + Energy
- Hydro + WQ
Timeline of Events

June 23rd
Kick-Off Meeting

Scoping Meeting
July 23rd

# of Commenters: 18

Oct 7th
Draft Responses Delivered

Oct 9th
Draft Final EIR Delivered

Aug 11th
Draft EIR Posted

Aug 11th – Sept 25th
45-Day Review Period

# of Comments: 425

Nov 13th
Admin Final EIR Delivered
Consultant Hours per Week

Week Ending

AECOM Labor Hours Per Week

45 Day Public Review

Admin DEIR

DEIR

Response to Comments

Admin FEIR

City NFL Discussions

FEIR

Labor Hours

26-Jun-2015
26-Jul-2015
26-Aug-2015
26-Sep-2015
26-Oct-2015
26-Nov-2015
26-Dec-2015
26-Jan-2016

0
200
400
600
800
1000
1200
1400
1600
SAN DIEGO STADIUM EIR

BY THE NUMBERS

17 AECOM Offices
118 AECOM Personnel
15 Technical Areas
848 Draft EIR Pages
33 San Diego City Personnel
0 Sub Consultants
356 Acronyms
9,845 Hours
$1.563MM Consultant EIR Cost
1 Stadium
Post Script

• Though the EIR is ready to be certified and the project approved, recent discussions among stakeholders are considering next steps and all potential opportunities.
Q and A