

# THE CITY OF SAN DIEGO

# Report to the Planning Commission

DATE ISSUED:	March 14, 2019	REPORT NO. PC-19-019
HEARING DATE:	March 21, 2019	
SUBJECT:	SeaWorld Master Plan Conformance Review.	City Council
PROJECT NUMBER:	<u>622566</u>	
OWNER/APPLICANT:	SeaWorld San Diego	

SUMMARY:

<u>Issue</u>: Should the Planning Commission recommend the City Council review the proposed SeaWorld Mako 2020 Attraction/Roller Coaster located within Mission Bay Park and find it to be consistent with the SeaWorld Master Plan?

<u>Staff Recommendation</u>: Recommend that the City Council review the SeaWorld Mako 2020 Attraction/Roller Coaster and find it to be consistent with the SeaWorld Master Plan.

<u>Community Planning Group Recommendation</u>: On January 8, 2019, the Mission Bay Park Committee voted 6-0-0 to recommend approval of the SeaWorld Mako 2020 Attraction/Roller Coaster project (Attachment 6).

<u>Other Recommendations</u>: On February 21, 2019 the City of San Diego Park and Recreation Board voted 6-0-0 to recommend approval of the SeaWorld Mako 2020 Attraction project with no suggested conditions.

<u>Environmental Review</u>: The SeaWorld Mako 2020 Attraction/Roller Coaster project has been reviewed and found to be consistent with the SeaWorld Master Plan Update Environmental Impact Report No. 99-0618/SCH No. 1984030708.

<u>Fiscal Impact Statement</u>: None. All costs associated with processing this application are recovered through a deposit account funded by the applicant.

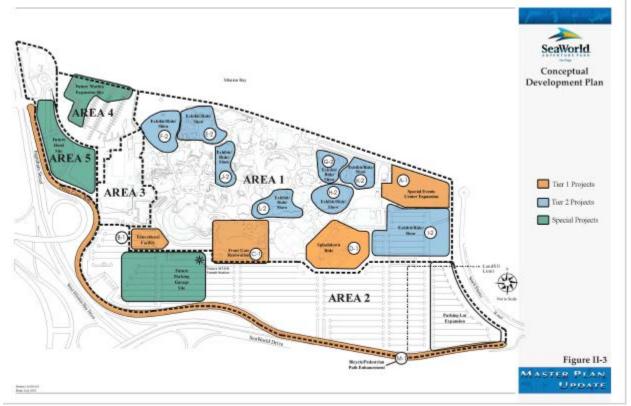
<u>Housing Impact Statement</u>: There is no residential component to the proposed project and no housing would be affected.

# BACKGROUND

Planning for a regional aquatic-oriented park/marine theme park located at 500 SeaWorld Drive in

Mission Bay began in the 1940's. In 1961, the San Diego City Council leased the existing SeaWorld site for development of the marine park, and in 1964, SeaWorld was opened. Beginning in 1985, SeaWorld operated pursuant to a master plan that has, since then, been largely fulfilled. In 1998, San Diego voters approved Proposition D, which amended the City of San Diego Municipal Code to allow development up to a maximum of 160 feet on the SeaWorld leasehold in Mission Bay Park. As a result of the height limit change, it was necessary to update the Mission Bay Park Master Plan. The purpose of the SeaWorld Master Plan is to set forth the long range conceptual development program, development parameters, and project review procedures for the future renovation of the SeaWorld Adventure Park. On July 10, 2001, the San Diego City Council certified the SeaWorld Master Plan Update Environmental Impact Report No. 99-0618/SCH No. 1984030708, and approved the Mission Bay Park Master Plan Update. The SeaWorld Master Plan is incorporated into the Mission Bay Park Plan Update. The California Coastal Commission retains original jurisdiction over the SeaWorld site, and therefore, will need to issue the required Coastal Development Permit.

The proposed Mako Roller Coaster project is in the 87.7-acre Area 1, SeaWorld Park area of the 189.4-acre SeaWorld leasehold that is governed by the SeaWorld Master Plan. The project site is located in the southeastern portion of the SeaWorld leasehold. The project is located in Site I-2 (Attachment 3)



and is considered a Tier 2 project per the approved Master Plan. Tier 2 projects were anticipated to be proposed over the life of Master Plan Update. The SeaWorld Master Plan is incorporated into the Mission Bay Park Plan Update. The Theme Park area of the SeaWorld Master Plan is developed with a variety of marine-related attractions and support facilities, reflecting the dominant marine animal theme. The SeaWorld Master Plan includes a detailed list of Theme Park facilities, including stadium animal show facilities, marine aquariums, themed animal exhibits, interactive animal experiences,

rides/arcades/playgrounds and 4 D Theater.

The project site land use is designated as Commercial-Oriented Recreation in the Mission Bay Park Master Plan. The site is located within the Coastal Overlay Zone (CST-PMT, DEF CERT, CST-PMT) Coastal Height Overlay Zone, the First Public Roadway, the Parking Impact Overlay (PIOZ-Beach-Impact and PIOZ-Coastal-Impact), the Airport Influence Areas Overlay Zone (SD International Airport-Review Area 2), and the Airport FAA Part 77 Noticing Area Overlay Zone (SDIA Lindbergh Field 9000 Mean Sea Level).

# DISCUSSION

# Project Description

The project would demolish parking area at the eastern edge of the theme park, including trees on approximately 2.4 acres of land, and construct a new roller coaster ride (Mako), with site improvements and ancillary buildings, including a ride transfer station and new walkways. The ride will be approximately 160 feet in height and will use sky colored camouflage for the portion of the ride above 50 feet.

Although the City of San Diego does not issue SeaWorld's Coastal Development Permit, SeaWorld committed to submitting projects for formal review by the City of San Diego. Prior to submitting an application to the California Coastal Commission for a Coastal Development Permit, the City Council of the City of San Diego must find the project is consistent with the SeaWorld Master Plan.



# Consistency with SeaWorld Master Plan

All environmental impacts of the SeaWorld Master Plan were identified and analyzed in Environmental Impact Report LDR No. 99-0618 ("SeaWorld EIR"). The SeaWorld EIR Project Description provides details of the Master Plan, including all Theme Park area facilities. Among those facilities are eight Tier 2 sites, which are identified as candidate sites within the SeaWorld leasehold for future renovation, expansion or redevelopment: Sites E-2, F-2, G-2, H-2, I-2, J-2, K-2 and L-2 (SeaWorld Master Plan, pages II-21 to II-23 and Figure II-3). Under the SeaWorld Master Plan, Tier 2 projects may include, but are not limited to, aquariums, special-effects theaters, land-based adventure rides, pelagic fish exhibits (large fish habitats and aquariums), water play attractions, themed track or water rides, special format projection attractions, playgrounds, wildlife performance venues, boat rides, historic reenactment presentations, research facilities, live performance venues and wildlife exhibits.

Mako 2020 Attraction proposes the development of Site I-2, designated as one of the Tier 2 projects in Figure II-3 of the SeaWorld Master Plan. The proposed Mako 2020 Attraction would be a new themed track ride, which is listed among the SeaWorld Master Plan Theme Park area uses contemplated for the Tier 2 projects.

Consistent with the above summary, the Mako 2020 Attraction is consistent with the SeaWorld Master Plan uses. The following further describes how Project 2020 is consistent with all SeaWorld Master Plan Development Criteria and Design Guidelines.

# A. Development Criteria

The Development Criteria chapter of the SeaWorld Master Plan "sets forth the development parameters applicable to the entire leasehold . . . ." 1. The Development Criteria includes: (1) development height, (2) setbacks and buffers, (3) transparency, (4) structural separation, (5) landscaping, lighting, signage and architecture, (6) noise and (7) attraction themes/elements.

# (1) Development Height.

<u>Criteria</u>: Within Area 1, not more than four (any four) conceptual development sites, identified in Figure II-3 of the SeaWorld Master Plan, shall be developed with structures exceeding 100 feet in height.

<u>Consistency</u>: SeaWorld Electric Eel Ride was the first of those four conceptual development sites to be developed to date. This Mako Attraction 2020 would be the second and the total height of the structure is less than 160 feet.

# (2) Setbacks and Buffers.

<u>Criteria:</u> Shoreline Bulk Plane Setback - All new development (except in Area 4) shall be setback behind a bulk plane line beginning at the shoreline set back (75 feet from the existing rip-rap revetment or the bluff edge) at a height of 30 feet and inclined at a one-to-one angle (45°) until the 160-foot height limit is reached; and Perimeter Bulk Plane Setback - All new development shall be setback behind a bulk plane line beginning at the perimeter landscaped area (20 feet from the perimeter on the eastern and southern leasehold perimeter boundaries) at a height of 30 feet and included at a one-to-one angle (45°) until the 160-feet height limit is reached.

<u>Consistency</u>: Mako 2020 Attraction is located in the east end of the Theme Park area and is over 300 feet from any setback or buffer zones and the perimeter of the Theme Park as shown on Figure III-2 of the SeaWorld Master Plan.

# (3) Transparency.

<u>Criteria</u>: Within Area 1 all structural bulk above 100 feet in height shall be at least 50% open to light and air, unless the structure consists of a single tower.

<u>Consistency</u>: Mako 2020 Attraction will contain no buildings or track housing above 30 feet and will utilize open and airy track and support structures to eliminate or reduce visual obscurity when viewing the skyline from outside of the SeaWorld leasehold. As stated in the Project Description, Mako 2020 Attraction is designed to be 85% open to air and light.

# (4) Structural Separation.

<u>Criteria</u>: No structural connection between any of the conceptual development sites identified in Figure II-3 of the SeaWorld Master Plan shall be permitted.

<u>Consistency</u>: Mako 2020 Attraction is a standalone structure and has no structural connection with any other conceptual development sites identified in Figure II-3 of the SeaWorld Master Plan.

# (5) Landscaping, Lighting, Signage and Architecture.

<u>Criteria</u>: Building forms, color, materials, landscaping, exterior lighting, and signs shall be consistent with the SeaWorld Master Plan Design Guidelines set forth in Section IV of the SeaWorld Master Plan.

<u>Consistency</u>: See discussion below regarding consistency with Design Guidelines.

(6) Noise.

<u>Criteria</u>: Noise generated by any new ride, exhibit, or show, including mechanical sounds, or amplified sound shall comply with the City of San Diego Noise Ordinance, Chapter 5, Article 9.5 of the Municipal Code.

<u>Consistency</u>: Mako 2020 Attraction has been designed to comply with the City of San Diego Noise Ordinance, Chapter 5, Article 9.5 of the Municipal Code. See additional noise discussion below under the "SeaWorld EIR Analyzed Impacts" section.

# (7) *Attraction Themes/Elements*.

<u>Criteria</u>: At least 75% of the total number of attractions (excluding the hotel) within SeaWorld shall contain a significant animal, education, or conservation element.

<u>Consistency</u>: Mako 2020 Attraction will include a conservation partner and educational message. Guests will be exposed to ocean health and wildlife conservation messages that include meaningful ways they can have a positive impact on the ocean environment.

# B. Design Guidelines

The Design Guidelines chapter of the SeaWorld Master Plan sets forth designs guidelines to be used primarily to assure aesthetically pleasing public views of SeaWorld from outside its leasehold. The Design Guidelines "are not intended to regulate the internal design, operations and maintenance of SeaWorld projects that are not visible from public view outside the leasehold." SeaWorld Master Plan, page IV-1. The applicable Design Guidelines analyzed below include: (1) landscape design, (2) lighting and (3) architecture. (SeaWorld Master Plan, pages IV-1 to IV-26).

# (1) Landscape Design.

<u>Guideline:</u> While the landscaping guidelines do not apply to the overall interior landscapes of the Theme Park area that are not within public view, interior landscape that is intended to screen and mitigate views of tall structures is subject to City design review. (SeaWorld Master Plan, page IV-16).

<u>Consistency</u>: Mako 2020 Attraction utilizes existing mature trees particularly on the park perimeter to soften the visual impacts from land and water areas of Mission Bay Park and surrounding communities.

# (2) Lighting.

<u>Guideline:</u> SeaWorld lighting shall: (a) be directed to use areas and not spill over into areas adjacent to SeaWorld; (b) be located to minimize spill over outside the leasehold when used as accent lighting of buildings and structures over 30 feet in height; and (c) be used to enhance the design theme and accentuate the sculptural aspects of a theme park attraction and ride while avoiding garish, "carnival" style lighting with excessive illumination, colors and motion (chaser lighting). (SeaWorld Master Plan, page IV-21).

<u>Consistency</u>: Mako 2020 Attraction will utilize low-level lighting to highlight sculpted details of the structures. Harsh lighting or glare directed toward Mission Bay or upward into the night sky will be avoided.

# (3) Architecture.

<u>Guideline:</u> For proposed theme park attractions and rides that may be visible from outside SeaWorld, (a) light or neutral colors for large mass areas shall be used and bright colors and reflective surfaces shall be reserved for accents; (b) lighting may be used to enhance the design theme and accentuate the sculptural aspects of a theme park attraction and ride while avoiding garish, "carnival" style lighting with excessive illumination, colors and motion (chaser lighting); and (c) high-quality materials and construction practices shall be used. (SeaWorld Master Plan, page IV-25). <u>Consistency</u>: The design of Mako 2020 Attraction will be contemporary, responsive to the aquatic environment and avoid excessive or exaggerated thematic styles. It will utilize sky colors above 50 feet to blend with the backdrop of the skyline from all viewing angles, and will utilize low-level lighting to highlight sculpted details of the structures. Harsh lighting or glare directed toward Mission Bay or upward into the night sky will be avoided. By locating the ride away from the shoreline, portions of ride would be partially blocked by existing development from water views. Additionally, existing perimeter vegetation would partially obscure lower views from the eastern and southern parts of the Theme Park.

# SeaWorld EIR Analyzed Impacts

The maximum, or "worst-case scenario" potential impacts were assumed, identified and analyzed in the SeaWorld EIR, using the parameters of the proposed uses, Development Criteria and Design Guidelines. Staff has determined that the Mako 2020 Attraction is consistent with those uses, criteria, and guidelines. Therefore, the project is consistent with the EIR and Master Plan, and it is appropriate to process through the Tier 2 process established for the SeaWorld site.

# A. Neighborhood Character/Aesthetics

The Tier 2 projects identified in the SeaWorld EIR, including Site I-2, are long-range potential development or redevelopment projects that may occur in any of the eight sites identified as conceptual development sites in Area 1 in Figure II-3 (Attachment 4) of the SeaWorld Master Plan. The analysis in the SeaWorld EIR assumed a maximum utilization of the height allocation as defined in the Development Criteria and that the four sites permitted to have structural development exceeding 100 feet in height would be located in the most environmentally-sensitive locations relative to the resources or impacts under consideration to identify the maximum impacts to sensitive resources. Because the SeaWorld Master Plan includes specific requirements for the development of the Tier 2 sites, the EIR analysis of the Tier 2 future projects evaluated the impacts based on the general development parameters contained in the SeaWorld Master Plan.

Therefore, not only did the SeaWorld EIR assure those four Tier 2 projects would be located in the most environmentally-sensitive locations in order to disclose the maximum impacts that could result, the photo simulations in the SeaWorld EIR for all of the Tier 2 projects provide the visual representation of the worst-case scenario, or maximum development envelopes, allowed by the SeaWorld Master Plan. (SeaWorld EIR, page 4.2-54; SeaWorld Master Plan, page 4.2-58). Being the second of the four Tier 2 projects contemplated to have structural development exceeding 100 feet in height, Site I-2 was assumed in the SeaWorld EIR to be located in the most environmentally-sensitive location.

The updated photo simulations of the Tier 2 projects attached to this application show that the proposed Mako 2020 Attraction uses very little of the building envelope. The maximum potential building mass associated with the Site H-2 site building envelope analyzed in the SeaWorld EIR illustrates a much greater visual impact than the proposed Mako 2020 Attraction. Consequently, SeaWorld Mako 2020 Attraction is expected to create less visual impact than those identified and analyzed in the SeaWorld EIR for Site I-2.

# B. Transportation/Circulation

As required by the SeaWorld EIR, traffic mitigation measures are implemented based on predetermined key thresholds, which are monitored annually pursuant to the SeaWorld EIR Mitigation Monitoring and Reporting Program. The monitoring reports are submitted to the City Environmental Review Manager and the Coastal Commission on an annual basis. When thresholds are reached, mitigation measures identified in the SeaWorld EIR will be implemented. To date, SeaWorld has been in full compliance with the MMRP.

Mako 2020 Attraction will affect approximately 380 parking spots in Area 1 of the theme park. This still leaves enough parking spaces to meet peak demands based on 2017 (most recent data) and 2004 (peak parking demand) demand estimations. Additionally, if the SeaWorld Mako 2020 Attraction triggers any key thresholds, the required mitigation measure(s) identified in the SeaWorld EIR will be implemented to mitigate the significant traffic impacts resulting from the project.

# C. Water Quality

The SeaWorld EIR identified no significant impacts as a result of existing operations due to SeaWorld's existing surface runoff controls and Best Management Practices ("BMPs") or from the discharge of treated water into Mission Bay due to the existing treatment of aquaria water, facility irrigation, wash down and storm water by SeaWorld's treatment facility as provided in SeaWorld's National Pollutant Discharge Elimination System Permit. Likewise, Mako 2020 Attraction is not expected to create any significant water quality impacts due to SeaWorld's continued implementation of its effective surface runoff controls and BMPs. SeaWorld Electric Eel Ride captures 100% of aquaria water, facility irrigation, wash down and storm water, and diverts that water to SeaWorld's treatment facility. This will be re-verified for the Mako 2020 Attraction through the ministerial building permit process.

# D. Noise

The SeaWorld EIR requires that prior to issuance of a Coastal Development Permit, a project-specific noise study must be prepared by a qualified acoustician for any new ride attraction and must demonstrate that sensitive receptors would not be exposed to noise levels in excess of applicable standards. SeaWorld EIR, page 4.7-24. Navcon Engineering Network – Noise and Vibration Consultants, conducted a noise analysis and their report dated January 2, 2019 is contained as Attachment D to the coastal development permit application. *"The results of the 2020 Dive Roller Coaster noise study indicate that it will not represent a significant noise impact to the surrounding community. The Coaster mechanical and scream noise may be audible at the SeaWorld Guard Shack (Location L1) and barely audible on Fiesta Island (Location 4) but the noise will not be audible at the Park and Residential Locations (L2, L3, L5, L6 & L7)." As a result, the Navcon report demonstrates that SeaWorld Mako 2020 Attraction noise impacts are consistent with the noise impacts for future roller coaster rides analyzed in the SeaWorld EIR. For instance, the study prepared for the "Splash-Down" ride showed no substantial increase in ambient noise levels outside of the leasehold; therefore, no significant noise impacts were found and no mitigation measures were required for that ride attraction. SeaWorld EIR, page 4.7-24. Similarly, SeaWorld Mako 2020 Attraction will not create any* 

new significant noise impacts for the same reasons set forth in section 4.7.4 (page 4.7-24) of the SeaWorld EIR.

# E. Human Health/Public Safety - Landfill

The inactive Mission Bay Landfill is located on a portion of the east side of the guest parking area in the SeaWorld leasehold. The SeaWorld EIR identifies an Assessment Report for the Lease Expansion (Appendix A-1, Volume II, Appendices to the Final SeaWorld EIR Responses to Comments) prepared by Fluor Daniel GTI in December 1996 and January 1997 ("Landfill Report"). For that Landfill Report, the undeveloped parcel east of the SeaWorld leasehold boundary and the northeast part of the SeaWorld leasehold were studied. The Landfill Report found no significant contamination of the leasehold near and outside the documented landfill perimeter provided by the City; therefore, the Landfill Report concluded that the landfill does not pose a threat to human health or the environment. Further, City Solid Waste Local Enforcement Agency inspection reports indicate that landfill gas emissions have not exceeded background levels and that there have been no known instances of a major hazardous release from the landfill. SeaWorld EIR, pages 4.11-1 to 4.11-9.

Mako 2020 Attraction is located adjacent to the documented landfill perimeter. All projects within 1,000 feet of the landfill are coordinated with the City of San Diego Local Enforcement Agency. A Community Health & Safety plan will be in place as a precautionary measure based on proximity of the site.

# Conclusion:

The proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use development criteria, design guidelines, and development standards in effect for this site per the Environmental Impact Report, the SeaWorld Master Plan, and the Mission Bay Park Master Plan.

# **ALTERNATIVES**

1. Find that the SeaWorld Mako 2020 Attraction is consistent with the SeaWorld Master Plan, with modifications.

2. Find that SeaWorld Mako 2020 Attraction is not consistent with the SeaWorld Master Plan.

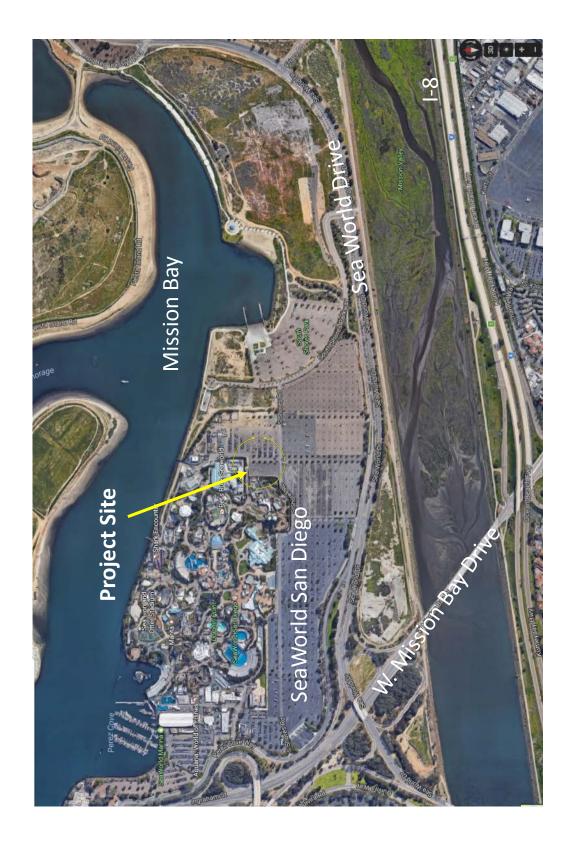
Respectfully submitted,

Assistant Deputy Director Development Services Department

Martha Blake Development Project Manager Development Services Department

# Attachments:

- 1. Aerial Photograph
- 2. Project Location Map
- 3. Conceptual Development Plan: Figure II-3 of the Master Plan Update
- 4. Project Site Plan
- 5. Project Rendering and Photo Simulations
- 6. Community Planning Group Recommendations



North

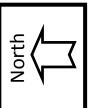
Aerial Photo SeaWorld Master Plan Conformance Review/Mako 2020 Attraction 500 Sea World Drive PROJECT NO. 622566



# **ATTACHMENT 1**



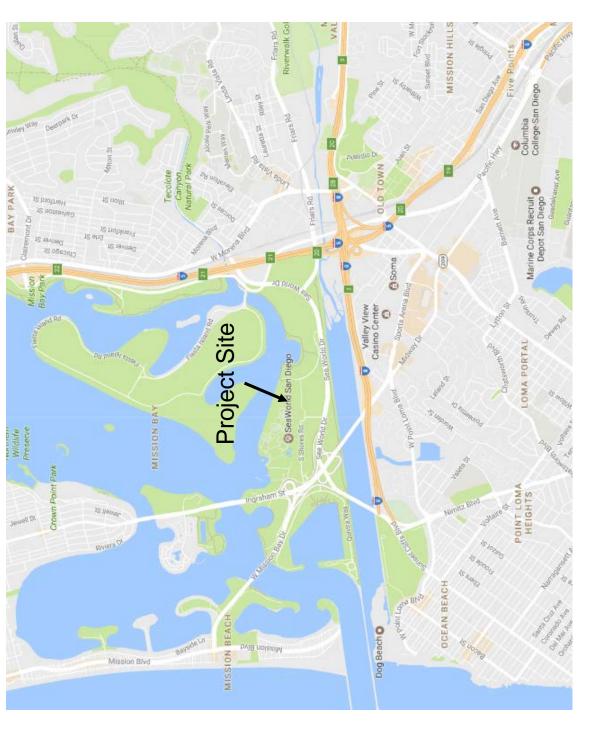
# **ATTACHMENT 1**



SeaWorld Master Plan Conformance Review/Mako 2020 Attraction 500 Sea World Drive PROJECT NO. 622566



**Aerial Photo** 





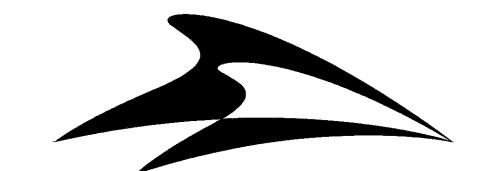
SeaWorld Master Plan Conformance Review/Mako 2020 Attraction 500 Sea World Drive PROJECT NO. 622566 **Project Location Map** 



# ATTACHMENT 2



# **ATTACHMENT 3**



# **SeaWorld SAN DIEGO**

# Attraction 2020 San Diego, California

# Master Plan Conformance Review

PGAV Project Number: 64093-00 Issue Date: NOVEMBER 5, 2018

Civil Engineer: **Rick Engineering Company** 5620 Friars Road San Diego, CA 92110 (619) 291-0707

Audio Designer: Pro Sound 1717 Diplomacy Row Orlando, FL 32809 407-816-9400

MEP/FP Engineer: EXP, Inc. 2601 Westhall Lane Maintland, FL 32751 407-660-0088

Soils Engineer: Christian Wheeler Engineering 3980 Home Avenue San Diego, CA 92105 619-550-1700

Structural Engineer: EDM 220 Mansion House Center St. Louis, MO 63102-1902 314-231-8167

Landscape Architect: KTU+A 3916 Normal Street San Diego, CA 92103 619-294-4477

# Sea World LLC d/b/a SeaWorld San Diego

OWNER CONTACT Darlene Walter 500 SEAWORLD DRIVE, SAN DIEGO, CA 92019 619-226-3626

Architects / Destination Consultants:



## GENERAL NOTES - ADDITIONAL

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14. 15.	CONTRACTOR(S) TO COCRDINATE WITH OTHER CONTRACTOR(S) AS REQUIRED TO COMPLETE THE WORK, INDLUDING COORDINATION WITH CONTRACTOR(S) UNDER SEPARATE CONTRACT WITH THE OWNER.		21
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	ACCESSIBLE SIGNAGE & IDENTIFICATION		22. F
1.	DEVICE REQUIREMENTS WHEN KIN OR ADDITICHAL SIGN AND/OR IDENTIFICATION DEVICES AVE PROVIDED, OR WHEN EXISTING SUGNS		
	WHEN HER OR ADDITIONE SIGN ANDRE REENTIFICATION DEADES WE PROVIDED, OS WHEN EXISTING SIGNE ANDREH XXIIITATION VIEWOR SHE REPARADE ON A THERE, THE HER VIEWOR AN LIFERT SHE KER ANDRE DENTIFICATION EXISTES SHALL COMPLY WITH CALIFORMA BUILDING CODE SECTION 111/85, (HES. 111/86, I)	1.	THE C
2.	CHARACTERE, SYNEDUS AND THEIR SACKOROLUM SHALLHAVE A NON-CLARE PHILSH, CHARACTERE AND SYNEDLS SHALL CONTRASTIVITI THIER INKOROROMUR, BHITEKE UCHT CHARACTERES ON A DARK BACKGROUND OR O/NRL CHARACTERES ON LIGHT BACKGROUND, LIGECTION 111726.22	2	PLANS WCR9 ADDR
3.	CHARACTERS ON SIGNS SHALL HAVE WIDTH TO HEIGHT RATIO OF BETWEEN \$5 AND 11 AND A STROKE WIDTH TO HEIGNT RATIO OF BETWEEN (\$ AND 1:10. [SEG. 11373.5.3]	3.	EXIT S OF ₩0
4.	CHARACTERS AND NUMBERS ON SIGNE SIGNLIDE SOCED ACCORDING TO THE WEWING DISTANCE FROM WHICH THEY Are to se read. The minimum height is measured using an upper case X. Longer Oxac Characters are preducted for an orage sub-advector production advector the initial floating in complement with section 11338 a.g. The minimum character feight shall be 3 inches. (SEC, 11178.5.4)	4. 5.	1WO a GBC 8 ELECT
5.	CHARAFTERS ON SIGNA SIALL 3E RAISED INSANCH MINIKUM AND SHALL 3E SANS BERIF LEPERCASE CHARACTERS ACCOMPANIES BY GRADE 2 8-3AL COMPLYING WITH CALIFORNIA BUILDING CODE SECTION 1170.8.8 (SEC. 1178.8.5 F)		DOCR DOCR THE 2 AND 3
ө.	PRICHARM, SYMBOL SIGHS SHALL BE ACCOMPANIED BY THE VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE DIMENSION OF THE PICTOGRAM HELD SHALL BE AKINAMAN OF SINCHES IN HEIGHT, (SEC 1176.8.53)	6. 7	ALC IN CAL - C OBTAI
7	CUMPACTERS AND BEAULE SHILL BE IN A HORIZONTAL COWAIT. SKALLE SHALL BE FLACED A MIMIKUN OF 341 INCH AND A MAVBUILD VAINCH DIRECTVIE BEAUTH THE TACHE CHARANCTERS, LUKAL HET AT CASTREED, WHEN TACTILE TEXT IS MULT-LINED, ALL BINILE SIMIL BE PLACED TOGETHER BELOW ALL LINES OF TACTILE TEXT. (SEC. 1173.3.5.4)	8.	INFOR
8.	CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRALL IS DEGUIRED, DOTS SHALL BE UTDINCH ON CENTER IN EACH CELL WITH 21 MINCH SPACE BETWEEN CELLS, NEASURED FROM THE SECOND COLLIMN OF DOTS IN	9.	ACTIN EGRES ACTIM

# CUMINICIEL GROUCE JEWALLE SAVAL BE USED WHEREVER BAYL IB BROUNED, DOTS BAHL DE VIDINON OF DOTS IN CONTER NI BACIL CELL WITH 24-JINCH SRACE BETWEEN CELLS, MERAUNED FRONT THE SECOND COLLIMN OF DOTS IN THEIRER'S CELL TO FRIST COLUMNOF DOTS AT THE SECOND COLL DOTS BANLE BE PAISED A MINIMUM OF VIDINGH ABOVE THE BACKGROUND, AND SHALL BE OCMED OR ROUNDED, (SEC. 11)78.56)

THE MOUNTING HEIGHT OF SIGNS SHALL BE WI INCHES ASOVE THE R.NISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DEFENSINED SO THAT A PERSION MAY APPROACH WITHIN SINCIES OF SIGN AGE WITHOUT ENCONTERINGY PROTATUISION SLETTS OR TANDING WITHIN THE SUMAD OF THE DOOR, (SEC. TITE AT)

WERE PERMANENT DEDT-PORTION IS PROVIDED FOR ROOMS AND SPACES, BIOM SHALL BE WITHIN THE WORK, BEELLED ON THE WALL ADARCENT TO THE LATCH OWNER OF THE BOOK, WERE THREE IS NOWLES AND SPACES, BIOM SHALL BE ON THE SOR, WALCHING AT TOURE LESF DOORS, BIONS SHALL BE PLACED ON THE MEAREST ADARCENT WALL, PRE-FERALLY ON THE RIGKH, LESC TUTRE J.

## CALGREEN NOTES

- "A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS GEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR."
- \* 100% OF TREES, STULMPS, ROCKS AND ASSOCIATED VEGETATION AND SOLS RESULTING PRIMARILY FROM LAND CLEARING SIALL BERBLIESD OR RECYCLED. A LIFTER FROM THE CONTRACTOR WITH VERIFICATIONS NEEDS TO BE SUBMITTED TO THE INSPECTOR TO SNOW COMPLANCE/
- "PREVENT IRRIGATION SPRAY ON STRUCTURES."

- METCORD, ANESINES, AND SMALLER UNT SZES OF APHEBIVES, AND SEALANT OR CALLARING COMPOUNDS IN LINITS CEPREDOLICI, LESS PRICASCIS, MACIEND NOT WEIGH WOME THAN CHE PRUND AND DO NOT CONSIST OF KIDER THAN IF RUND CINCES BULL COMPLY TIMIT TRATIENDE VOS STANDARDS AND OTHER PREVENTIS, INCLUDE PROMINENCIS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALFORNIA CODE OF REGULATIONS, TITLE 17. COMMENSION WITH CERTAIN WOMEN COMPOUNDS, OF CALFORNIA CODE OF REGULATIONS, TITLE 17.
- "ARCHITEGTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 6.604.4.2 UNLES LIMITS APPLY." (CGBSC 5.004.3)
- VABIOGO, PAINTA VAID CONTINUS, LEPOSCI, NAINTS AND CONTINCS SIMUL, MEIT THE PRODUCT MEDIATE MINISTRUMT FOR ROC IN SECTION94522[48], AND OTHER RECORRENENTS, INCLUDING PROHIBITIONS ON USE OF CRETINAI TODIC COMPONIDO AND CREME EPI-LETING DIBBITANCES (CC, TITLE 17, SECTION9482) ZEI SECTI, (COBEC 63:44.3.1)
- "PROVIDE A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USE AND ITS COMPLIANCE WITH THE CODE MUST BE SUBJUTTED TO THE SUILDING INSPECTOR."
- COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MGET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4\* (CCBSC 5.514.4.5)

#### A PROJECTS ADDITIONAL GENERAL NOTES ELEVATIONS ARE BASED ON SEA DATUM STANDARDS

AGED ELEVATIONS SHOWN ARE BASED ON USOS OATUM, REFER TO EXISTING CONDITIONS DRAW, NO FOR MEAN SEA LEVEL REFERENCE ELEVATION

REFER TO BUILDING DRAWING FOR ADDITIONAL INFORMATION. REFER TO FINISH SCHEDULES, MATERIAL LEGENDS, AND SPECIFICATIONS FOR FLOOR, WALL, WALL BASE, AND CEILING FINISH MATERIXES.

REFER TO CHARACTER REFERENCE GUICE FOR ADDITIONAL INFORMATION.

REFER TO GRAPHICS GUIDE FOR ADDITIONAL INFORMATION.

- CONSTRUCTION ACCESS ROUTE AND SCHEDULE OF CONSTRUCTION TRAFFIC ARE TO BE REVIEWED AND APPROVED BY THE SEA DESIGN AND ENGINEERING OFFICE. 8. CONTRACTOR TO COOPERATE WITH OWNER TO MAINTAIN CONTINUITY OF OWNER'S VEHICIR DEUVERIES, PARK OPERATIONS AND SITE ACCESS, AND TO ENSURE THE SAFETY OF GUESTS, PARK STAFF, AND ANWALS.
- CONTRACTOR TO PROVIDE TEMPORARY LIGHTING FOR BLESTS. VIGHTING FO BE ATTACHED TO THE CONSTUCTION FERCE: PROVIDE TEMPORARY LIGHTING FIXTURES AT SV/VINTERVALS.
- CONCRETE FLATWORK DESIGNATED AS A COLOR SHALL BE INTEGRAL COLOR NATERIAL

4. CURBS ADJACENT TO COLOR CONCRETE PAVING SHALL BE INTEGRAL COLOR TO MATCH ADJACENT PAVEMENT. b. CAST-IN-PLACE CONCRETE DESIGNATED TO BE INTEGRAL COLOR SHALL MATCH ADJACENT PAVEMENT, UNLESS NOTED OTH STRUSS.

C CONTRACTOR TO SUBMIT MCCK-UP OF INTEGRAL COLOR CONCRETE SYSTEMS FOR OWNER REVIEW PRIOR TO INSTALLATION. PAVENSNT:

6. REFER TO CIVIL DRAWINGS FOR PAVEMENT SUB-BASE.

b. REFER TO CIVIL DRAWINGS FOR PAVEMENT THICKNESS LOCATIONS. PAVEHENT TO BE & THICKNESS UNLESS NOTED OTHERWINSE.

a. AT LOCATIONS FOR G22F CART TRAFFIC, 2ROVIDE 4" THICKNESS NON-COLOR CONCRETE WITH \$X8 W1.4 X 1.4 WELDED WIRE FABRIC SUPPORTED ON BARS 1.1" FROM BOTTOM OF CONCRETE \$LAB. (IT IS THE OWNER'S INTENT FOR QUARDRAILS TO BE DIMENSIONED AT 3-7" ABOVE FINISH FLOOR (AFF) AS A MANINUM DIMENSION AT NO POINT ALONG ITS ELEVATION SHALL THE TOP OF GUARDRAK, BE BELOW 3-7".

IPROVIDE GONDEALED FASTENERS AT ALL ATTACHMENTS, UNLESS NOTED OTHERWISE FASTENERS SMALL & NONCOORDSIVE VATERIAL AND INSULATED FROM DISSUELAR MATERIALS TO PREVENT GALVANIC ACTION ALONG CONDUCTIVE PATHS.

a. IF FASTENERS ARE TO BE VISIBLE, NOTIFY ARCH TECT/DESIGNER SCHORE SARRICATION AND INSTALLATION. 5. EXPOSED SCREW ENDS, IF PROVIDED, ARE TO BE CAPPED WITH STAIMLESS STEEL ACORNINUTS.

PAINT ALL SURFACES EXPOSED TO VIEW. REFER TO PAINTING & COATING SPECIFICATION

3.0WNER AND/OR CONTRACTOR SHALL SECURE SUILDING PERMITS REQUIRED BY AUTHORITY HAVING JURISDICTION, INCLUDING FIRE DEPARTMENT, PRIDE TO SEGMINING CONSTRUCTION.

A BUILDING OWNER SHALL SECURE BUILDING OCCUPANCY PERMITS ABOUNDED BY THE FIRE DEPARTMENT FROM THE FIRE PRESERVATION BURBAU PRIOR TO OCCUPYING THE BUILDING(S).

5 FIRE PROTECTION, "NOLUGING FIRE APPARATUS ACCESS RCADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERV.CEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.

AFIRE EQUIPMENT, INCLUDING FIRE SUPPRESSION EQUIPMENT, TO BE INSTALLED AS A PART OF THIS SCOPE OF WORK SHALL BE REVEWED SY THE FIRE WARSHALL PRIOR TO INSTALLATION, SUBWIT FIRE SUPPRESSION SHOP DRAWINGS AND PROJUCTIONAT TO THE FIRE DEPARTMENT FOR APPROVAL

SCONTRACTOR TO PROVIDE A MINIMUM OF UNE 34.1080 CLASS-FICATION FIRE EXTINGUISHER WITHIN 78 PEET TRAVEL Distance for Each good Solarse Freet or Porticon Thereof. Reven Fire Extinguishers Locations with the Fire Varishal

B THE VIIMMUM WIDTH OF THE MEANS OF EGREES SHALL REVAIN UNDIANISHED ALONG THE PATH OF EXIT TRAVEL. The Ximmum width exall be determined as the Ximmum governing width determined from the Cumulative Courdant Coast That Posity.

a. PROVIDE AND MAINTAIN AN UNDESTRUCTED MINIMUM HEIGHT CLEARANCE OF 7-0' ALONG THE MEANS OF STREES

DOORS IN THE MEANS OF EGRESS SHALL BE OPERABLE FROM FROM THE INSIDE WITHOUT THE USE OF A KEY OR AN SPECIAL KNOWLEDGE OR EFFORT.

4. NO LATCH OR LOCKING DEVICE EXCEPT PANIS HARDWARE IS PERMITTED AT EMERGENCY EXITS.

ORADE LEVEL AREAS DESIGNATED AS EXIT DISCHARGE CAMPONENTS FOR A BUILDING SHALL BE FERMANENTLY MARTAILED, AREAS DESIGNATED AS EXIT DISCHARGE CAMPONENTS FOR A BUILDING SHALL BE FERMANENTLY MARTAILED, AREAS SHALL HAT BE DEVELOPED (A DIDREWISE ALTERED IN THER CAMPONENT TO PROVIDE FOR CONTINUOUS, LINCESTRUCTED, AND UNDIMINSHED MEANS OF EGRESS FOR THE BUILDING COUPANT. ELECTRICAL ITEMS ARE TO BE UL RATED. ASSEMBLIES CONTAINING ELECTRICAL COMPONENTS ARE TO BE UL RATED FOR THE JUDIE ASSEMBLY

### BUILDING DEPARTMENT NOTES

CONSTRUCTION, REMODEL, OR DEMOLITION OF A BUILDING SHALL COMPLY WITH CFC ARTICLE 87.

NS FOR THE DEFENSED SUDMITTAL ITEMS SHALL SE SL'AMITTEO IN A TIMELY MANNER THAT ALLOWS A MIN WID 30 RIVING DAY'S FOR INTILL PLAN REVIEW. ALL COMME VIS RELATED TO THE DEFERRED SUBMITTAL MUST BE RIGESSED TO THE SATESACTIONE THE PLAN CHECK (DIVISION PRIOTE OF APPROVID, CF THE SUBMITTAL ITEMS

T SIGNS MUST BE INTERNALLY ILLUVINATED, (CFC SEC 1212,4 AND CBC SEG 1013,3) NO NEW EXIT SIGNS IN SCOPE WORK D SEPARATE POWER SUPPLIES ARE PROVIDED FOR EXIT SIGNS CONFORMING TO CODE SECTIONS AS FOLLOWS: SEC 1011.4.

GTRICHL PARELS SILAL INT DE LOCATED WITHIN FRE-RATED CORRIDORS, PROTECT ALL-EXT ACCESS CRIMMS FRAM UNCOLNED AREAS TO A CORRIDOR OF ITGIT FITTING AMODER AND DIVET CONTINCI. ASSEMUSIES, VER AND FRAMES MUST E APPRIVIZED AND AGEED DAI IN (IN CINCIN TI MACON COMPARIS THAT ALMERE TO 28% AREA. LINTERCO OF SEC TO AL, AS 22 (FRE ASSEMULTES WITH TERT FITTING SAUGE AND ONFE CONTINC 28% AREA. LINTERCO OF SEC TO AL, AS 23 (FRE ASSEMULTES WITH TERT FITTING SAUGE AND ONFE CONTINC 28% AREA. LINTERCO OF SEC TO AL, AS 23 (FRE ASSEMULTES WITH TERT FITTING SAUGE AND ONFE CONTINC). 28% AREA. LINTERCO OF SEC TO AL, AS 23 (FRE ASSEMULTES WITH TERT FITTING SAUGE AND ONFE CONTINC).

INTERXOR FINISHES PROVIDED COMPLY WITH (CBC CHAPTER 6).

. • OSKA PERVIT, THE BUILDING PERVIT CANNOT BE ISSUED UNTI, A CONSTRUCTION ACTIVITY PERVIT HAS BEEN TANED FROM THE CALFORNIA DINIGION OF COCLEMITICANI, SAFETY AND HEALTY (CAL-COMA), FOR ADDITIONAL DINIMITON REFER TO THE CAL-COMA WREBITST AT THE THAN WIND R CASOVORDH.

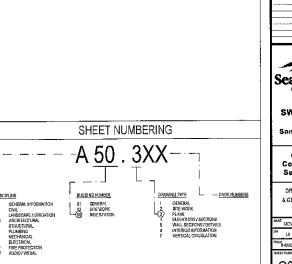
EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR AT LEAST 80 MINUTES. (SEC. 1036.3)\*

SEE STRUCT. DWGS. FOR STRUCTURAL DESIGN BASIS

SWSD 2020 ATT		ISSUE DATE.	REVISION	REVISION DAT
VOLUME1				
General				
1	COVER SHEET	10/12/2018	1	11/5/2018
G01.101	DRAMING INDEX & GENERAL NOTES	10/12/2018	1	11/5/2018
Landacepe / Info	ation			
L02.450	CONCEPTUAL PLANTING LEGEND	10/12/2018	. <u>í</u>	11/5/2018
Architectural				
A02.300	DEMOLITION PLAN	10/12/2018	f	11/5/2019
A02.301	SITE PLAN	10/12/2018	£	11/5/2018
A02.401	RIDE ELEVATION	10/12/2018	1	11/5/2018
A50.301	BUILDING 50	10/12/2018	ĩ	\$1/5/2018

#### LOCATION MAP E. HHHHHII HINI JEUU HI ┥╋┢╟╫╫┿╋╋ DISCIPLINE HIND OH HAND HAR AND HAHHRA V OHINED OHINININININININI ⇜ঌ كالمعارج പ്പ് വസസ്ക് വരുന്നുന്നുന്നും പ്രത്യം പ Отапталания Отапталания Отапталания Отапталания Отапталания Отапталания Отапталания Отапталания Отапталания Отап <u>ر مسر</u>

## Keynote List



PCSN DESTINATIONS PERMANDIAL AND A VIEW INC. BENNY BY AND A VIEW INC.	
R/a Diofalmer:	

Dulling, suistes gravarona "Ride" or "Rides" or use of any



### SUCCULENTS SUCCULENT

AEGNIUM ARBOREUM	TREE ABONIUM
AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM
AEONIUM UNDULATUM	STALKED AEONIUM SAUCER PLANT
AEONIUM X 'KIWI'	KIWI AEONIUM
AEONIUM X 'SUNBURST'	AEDNIUM
ALCE CAMERONII	ALDE
ALCE DICHOTOMA	ALOF
ALCE MACULATA 'YELLOW FORM'	YELLOW SOAP ALOE
ALGE PLICATILIS	FAN ALOE
ALGE POLYPHYLLA	SPIRAL ALCIE
ALGE STRIATA	CORAL ALCIE
ALGE STRICTA	ALCE
ALCE X 'BLUE ELF'	ALOF
BULBINE FROTESCENS 'HALLMARK'	STALKED BULBINE
BULSINE FRUTESCENS 'TINY TANGERINE'	TINY TANGERINE BULBLNE
CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE CRASSULA
DELOSPERMA COOPERI	PURPLE ICE PLANT
DELOSPERMA NUBIGENUM 'YELLOW'	YELLOW ICE PLANT
DELOSPERMA X STRONG RED	STRONG RED ICE PLANT
ECHEVERIA AGAVOIDES 'LIPSTICK'	HEN AND CHICKS
ECHEVERIA LUTEA	YELLOW ECHEVERIA
ECHEVE RIA SECUNDA	HEN AND CHICKS
ECHEVERIA SUBRIGIDA 'RED TIDE'	RED TIDE ECHEVERIA
ECHEVERIA X 'AFTERGLOW'	AFTENGLOW ECHEVERIA
ECHEVERIA X 'BLACK PRINCE'	BLACK HEN AND CHICKS
ECHEVERIA X 'RUFFLES'	AFTERGLOW ECHEVERIA
ÉUPHORBIA LACTEA	MOTTLED SPURGE
EUPHORBIA MILII	CHRISTPLANT
EUPHORBIA TIRUCALLI 'STICKS ON FIRE'	PENCIL TREE
KALANCHOE BEHARENSIS	FELT PLANT
KALANCHDE LUCIAE	PADOLE PLAN'T
KALANCHOE THYRSIFLORA 'FLAPJACKS'	KALANCHOE
LAMPRANTHUS AURANTIACUS	BUSH TYPE ICE PLANT
LAMPRANTHUS MULTIRADIATUS	BUSH TYPE ICE PLANT
SEDUM BURRITO	BABY BURRO'S TAIL
SEDUM NUSSBAUMERIANUM	COPPERTONE STONECROP
SENECIO SERPENS	BLUE CHALKSTICKS
SENECIO TALINOIDES 'IOLLY GRAY'	HYBRID KLEINIA

# TREES EVERGREEN TREE

DECIDUOUS TREE

ACACIA KOA	XQA
AGONIS FLEXUOUSA 'JERVIS BAY AFTERDARK'	RED PEPPERMINT TREE
ALOE BARBERAE	TREE ALOR
ALGE BAINESH	ALOE
BAMBUSA OLOHAMH	GIANT TIMBER BAMBOO
BEAUCARNEA RECURVATA	PONYTAIL PALM
CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH
CUPRESSUS CASHMERIANA	XASHMIR CYPRESS
DRACAENA DRACO	ORAGON TREE
EUCALYPTUS DEGLUPTA	RAINBOW EUCALYPTUS
JUNIPERUS CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER
LEFTOSPERMUM LAEVIGATUM	TEA TREE MULTI-TRUNK
METROSIDEROS EXCELSUS "VARIEGATA"	VARIEGATED CHRISTMAS BUSH
NORONHIA EMARGINATA	MADAGASCAR OLIVE
PANDANUS UTILIS	SCREW PINE
PHYTOLACCA DIOCIA	OMBU
PODOCARPUS HENKELI	LONG-LEAFED YELLOW WOOD
SCHEFFLERA ACTINOPHYLLA	QUEENSLAND UMBRELLA TREE
YUCCA ELEPHANTIPES	SOFT-TIPPED YUCCA
ALBIZIA JULI DRISSIN	SILK TREE
BRACHYCHITCH RUPESTRIS	QUEENSLAND BOTTLE TREE
CERCIS CANADENSIS 'FOREST PANSY' TM	FOREST PANSY REDBUD
COTINUS COUGYGRIA 'GOLDEN SPIRIT'	SMOKE TREE
COTINUS COGGYGRIA 'PINK CHAMPAGNE'	PINK CHAMPAGNE SMOKE THEE
ERYTHRINA CAPERA	SOUTH APRICAN CORAL TREE
ERYTHRINA CORALLOIDES	NAKED COBAL TREE
EUPHORBIA COTINIFOLIA	CARIBBEAN COPPER PLANT
PARKINSONIA X 'DESERT MUSSUM'	<b>DESERT MUSEUM PALD VERDE</b>
PLUMERIA RUBRA	FRANGIPANI
SALIX BABYLONICA	WEEPING WILLOW

SMOKE TREE PINC CHAMPAGNE SMOKE TREE SOUTH ARRICAN CORAL TREE NAKED CORAL TREE CARIBBEAN COPPER PLANT OFSERT MUSEUM PALD VERDE FRANGIPANI WEEPING WILLOW

GROUNDCO	VERS		SHRUBS		
ROUNDCOVER PERENNIAL	AGAVE AMERICANA	CENTURY PLANT	EVERGREEN SHRUB	CAESALPINIA GILLIESII	YELLOW BIRD OF PAR
	AGAVE AMERICANA 'MARGINATA'	VARIEGATED CENTURY PLANT		CALUANDRA SURINAMENSIS	PINK POWDERPUFF
	AGAVE AMERICANA 'MEDID-PICTA ALBA'	STRIPED CENTURY PLANT		CAULISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRU
	AGAVE DESMETTIANA	DWARF CENTURY PLANT		CORDVLINE AUSTRALIS 'RED SENSATION'	RED SENSATION DRA
	AGAVE GEMINIFLORA	CENTURY PLANT		CORDYLINE FRUTICOSA	CABBAGE TREE
	AGAVE VICTORIAE REGINAE	QUEEN VICTORIA AGAVE		CORDYLINE X 'ELECTRIC PINK'	PINK CORDYLINE
	AGAVE VILMORINIANA	OCTOPUS AGAVE		CORDYLINE X 'FESTIVAL GRASS'	DRACAENA
	AGAVE X "BLUE FLAME"	BLUE FLAME AGAVE		CUPHEAIGNEA	CIGAR FLOWER
	AECHMEA FASCIATA	URN PLANT		DASYLIRION LONGISSIMUM	TODYHLESS DESERT S
	ANIGOZANTHOS FLAVIDUS 'BIG RED'	RED KANGAROO PAW		ERIOBOTRYA DEFLEXA "COPPERTONE"	COPPERTONE LOOUA
	ANIGOZANTHOS X BUSH TANGO	ORANAGE KANGAROO PAW		GREVILLEA X 'CANBERRA GEM'	CANBERRA GEM GRE
	ANIGOZANTHOS X YELLOW GEM	YELLOW GEM KANGAROO PAW		GREVILLEA X 'LONG JOHN'	LONG JOHN GREVILLE
	ASPIDISTRA ELATIOR "VARIEGATA"	VARIEGATED CAST IRON PLANT		GREWILLEA X 'MOONLIGHT'	GREVILLEA
	CALANDRINIA GRANDIFLORÁ	ROCK PURSLANE		GREVILLEA X 'NOELLII'	GREVILLEA
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA		HIBISCUS ROSA-SIMENSIS 'SPIN THE BOTTLE'	CHINESE HIBISCUS
	COLEONEMA PULCHRUM 'DWARF PINK'	DWARE PINK BREATH OF HEAVEN		ILLICIUM PARVIFLORUM	SMALL ANISE TREE
	DIANTHUS GRATIANOPOLITANUS 'FIREWITCH'	FIREWITCH CHERDAR PINKS		JUSTICIA BRANDEGEEANA	SHRIMP PLANT
	ECHIUM WILDPRETH	TOWER OF JEWELS		LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE LAVEN
	FUPHORBIA CHARACIAS WULFENII	EVERGREEN SPRUCE		LAVATERA ASSURGENTIFLORA	MALLOW
	ELIPHORBIA PALLISTRIS	BOG SPURGE		LEONOTIS LEONURUS	LION'S TAIL
	EUPHORBIA RIGIDA	SPURGE		LEUCADENDRON X 'CLOUDBANK GINNY'	CONEBUSH
	GAURA LINDHEIMERI 'SISKIYOU PINX'	SISKIYOU PINK GAURA		LEUCADENDRON X 'SAFARI SUNSET'	CONEBUSH
	GAZANIA X 'COPPER KING'	GAZANIA		1EUCOSPERMUM CORDIFOLIUM 'FLAME SPIKE'	NODDING PINCUSHIC
	GAZANIA X'MITSUWA YELLOW'	YELLOW GAZANIA		LEUGOSPERMUM CORDIFOLIUM 'YELLOW BIRD'	NODEING PINCUSHIC
	HYMENOCALUS LATIFOLIA	CAYMAN ISLANDS SPIDER-LILY		MEL/LEUCA NESOPHILA	PINK MELALEUCA MU
	RESINE HERBSTH	HERBST'S BLODDLEAF		MIMULUS AURANTIACUS	STICKY MONKEY FLOW
	ISOTOMA AXILLARIS	LAURENTIA		NANDINA DOMESTICA OBSESSION	HEAVENLY BAMBOD
	KNIPI IOFIA UVABIA 'PINEAPPLE POPSICLE'	TORCHLILY		PHORMIUM TENAX 'PLATT'S BLACK'	PLATT'S BLACK FLAX
	LANTANA CAMARA 'RADIATION'	RADIATION LANTANA		PIJORMIUM TENAX 'RAINBOW MAIDEN'	RAINBOW MAIDEN N
	LOTUS BERTHELOTU	PATROT'S BEAK		PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX
	LYCOPODIUM SDUARROSUM	CLUB MOSS		PITTOSPORUM TENUEPOLIUM 'SILVER SKEEN'	TAWHIWHI
	OSTEOSPERMUM JUCUNDUM			STRELITZIA JUNCEA	NARROW-LEAFED BIR
	DSTEDSPERMUM X "LEMON SYMPHONY"	TRAILING AFRICAN DAISY LEMON SYMPHONY DAISY		YUCCA RECURVICOLA	SOFT LEAF YUCCA MU
	ROMINEYA COULTERI "WHITE CLOUD"			TOCCARECORVITOCIA	SOPT LEAP TOCCA MIL
		WHITE CLOUD MATILIJA POPPY			
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	DÉCIDUOUS SHRUB	BERBERIS THUNBERGII 'MONOMB'	CHERYY BOMB JAPAN
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE		BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET JAP
	SEDUM RUPESTRE 'ANGELINA'	YELLOW STONECROP		COREOPSIS GIGANTEA	TREE COREOPSIS
	SEDUM SPURIUM 'SCHORBUSER BLUF'	DRAGON'S BLOOD		EDGEWORTHIA CHRYSANTHA	PAPERBUSH
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM		LAVANDULA MULTIFIDA	FRENCH LACE
	TRACI ISLOSPERMUM ASIATICUM 'SNOW N SUMMER' TM	SNOW N SUMMER ASIATIC JASMINE		RUSSELIA EQUISETIFORMIS RUSSELIA EQUISETIFORMIS 'LEMON FALLS'	FIRECRACKER PLANT YELLOW FIRECRACKE
DUNDCOVER FERN	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS			
	PLATYCERIUM BIFURCATUM	ELKHORN FERN			
UNDCOVER GRASS	FESTUCA GLAUCA 'BLUE GLOW'	BLUE FESCUE			
	IMPERATA CYLINDRICA 'RED BARDN'	JAPANESE BLOOD GRASS			
	IUNCUS EFFUSUS SPIRALIS	CORKSCREW RUSH *			
	JUNCUS PATENS	CALIFORNIA GRAY RUSH			

VINES			NOTE
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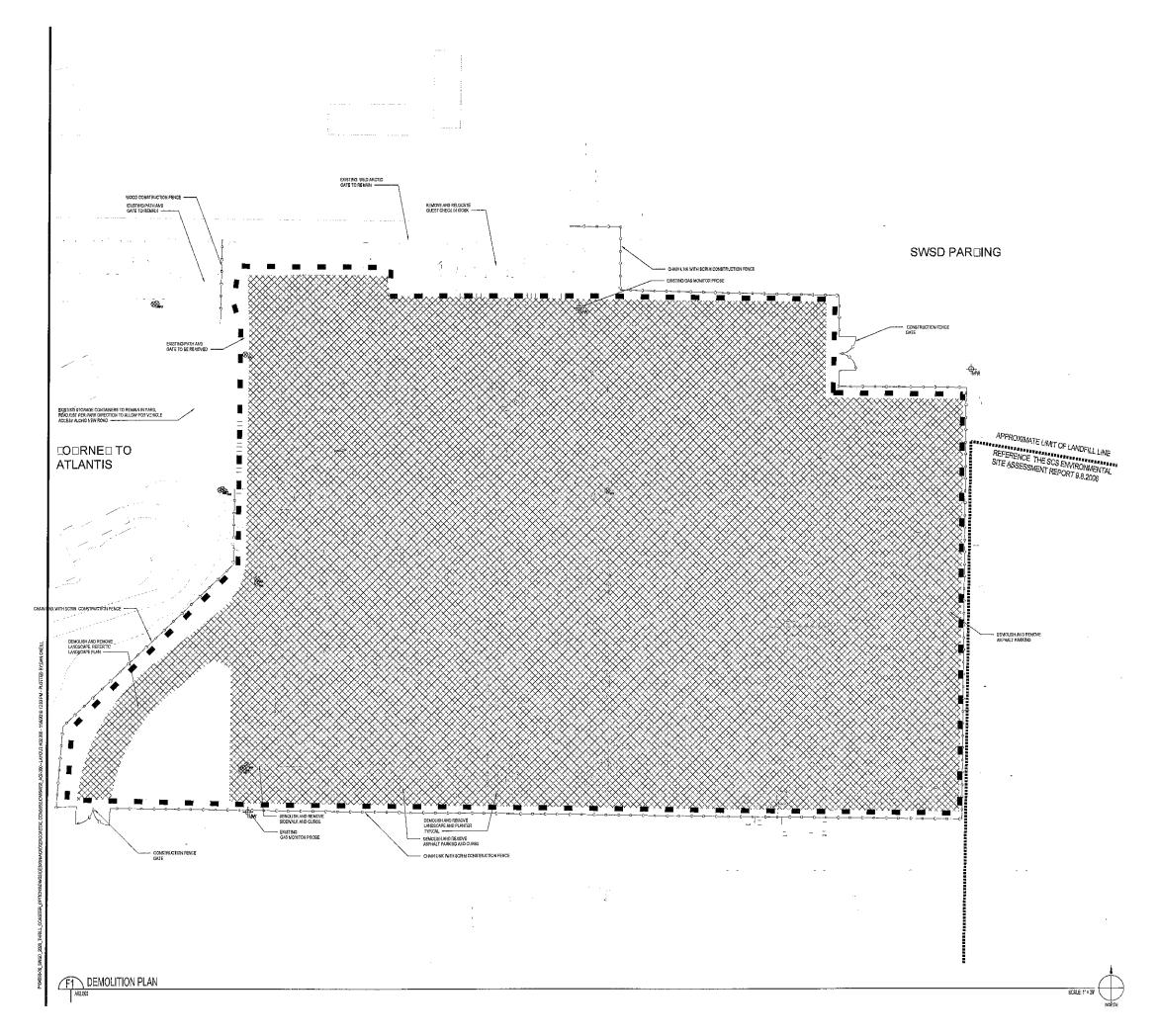
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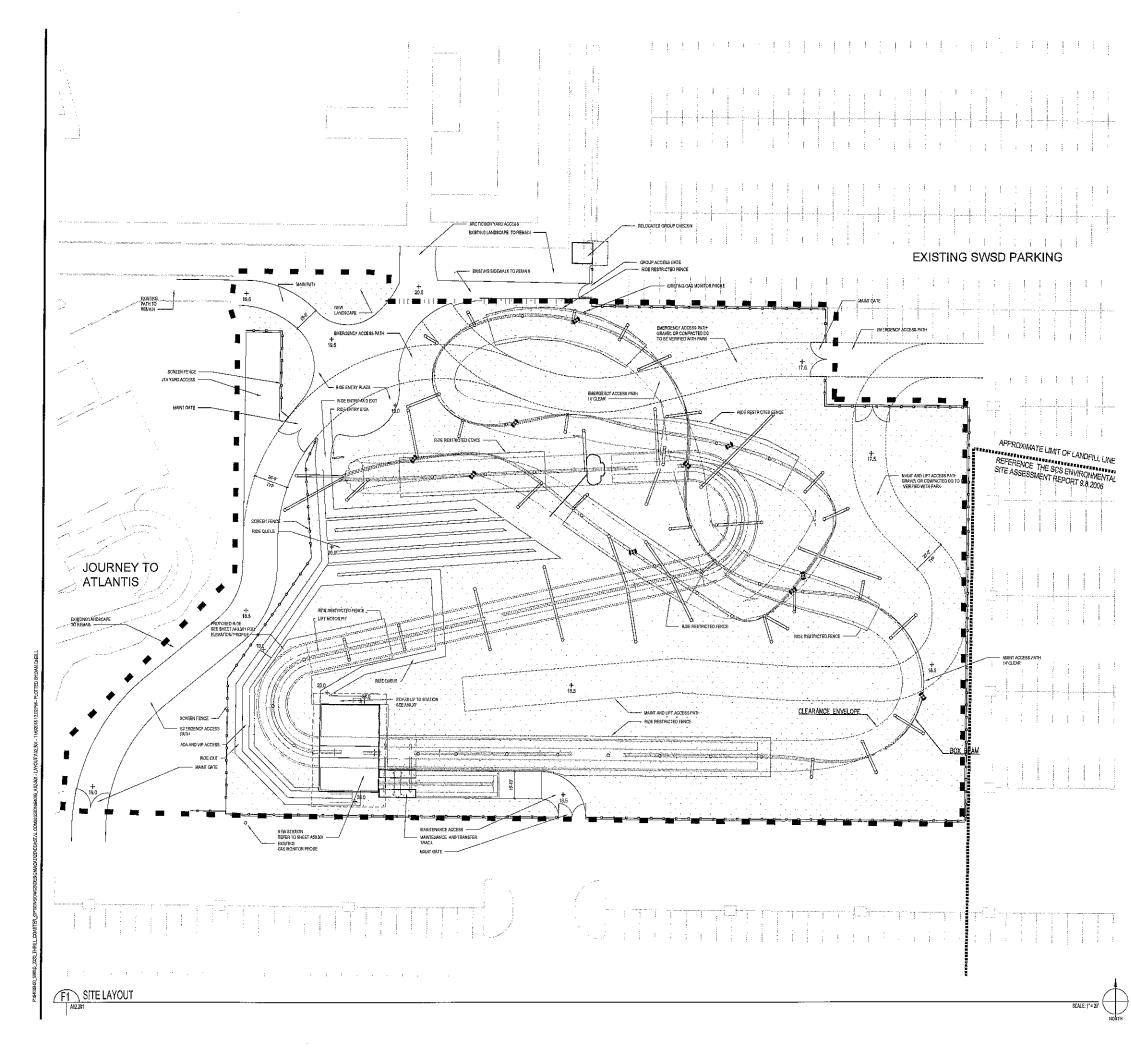


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- 6, REFER TO CIVIL MEP AND LANDSCAPE SHEETS FOR ADDITIONAL DEMOLITION INFORMATION





PCONTACTOR



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# LEGEND:

#### PROJECT LIMIT LINE

LANDSCAPE AREA



NEW BUILDING CONSTRUCTION

EXISTING BUILDING TO BE REMAIN

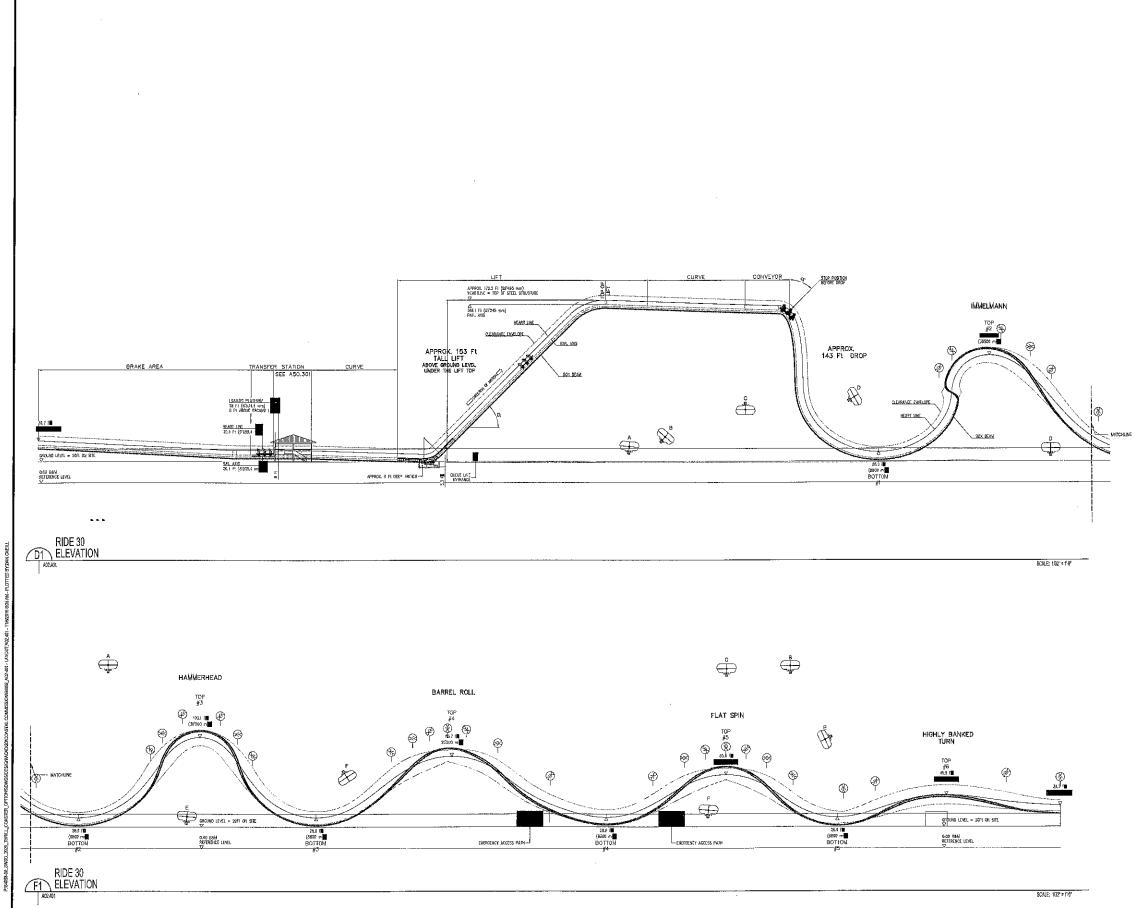
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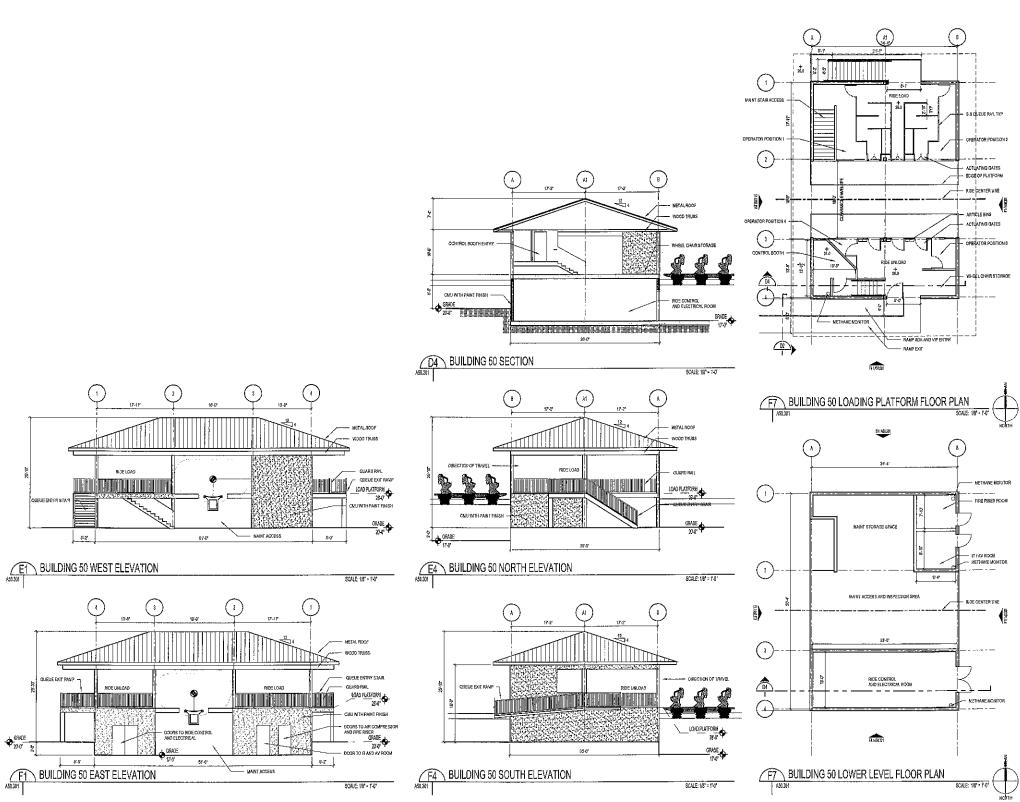
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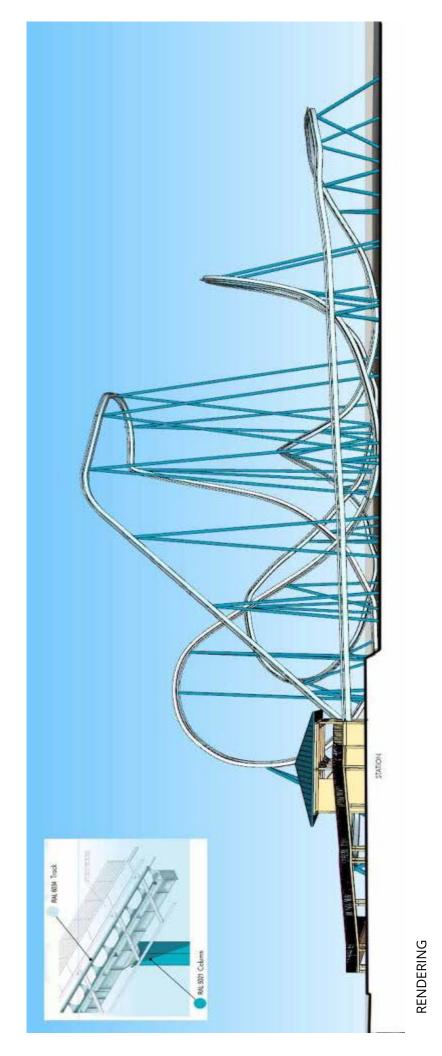
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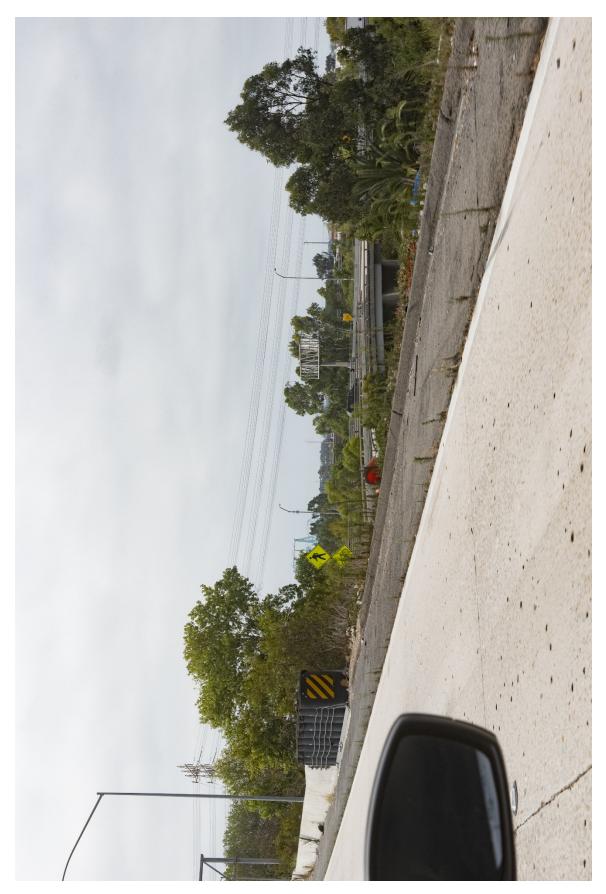
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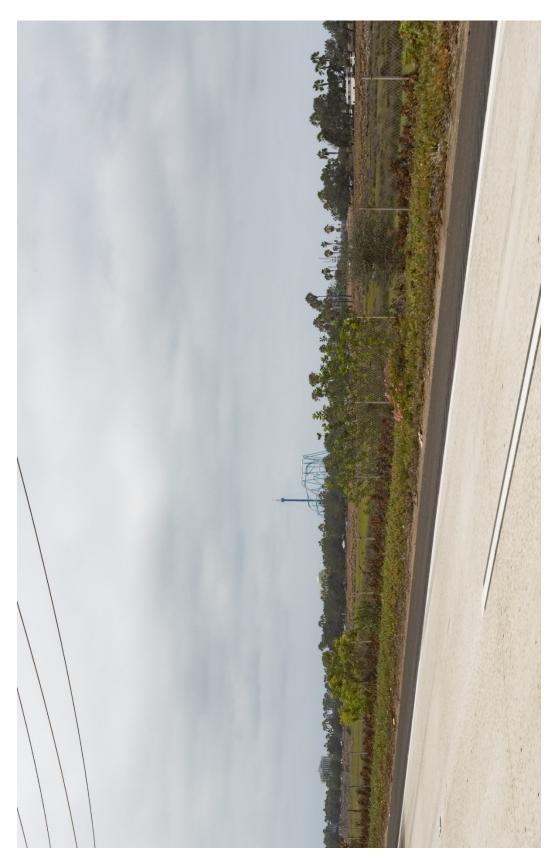




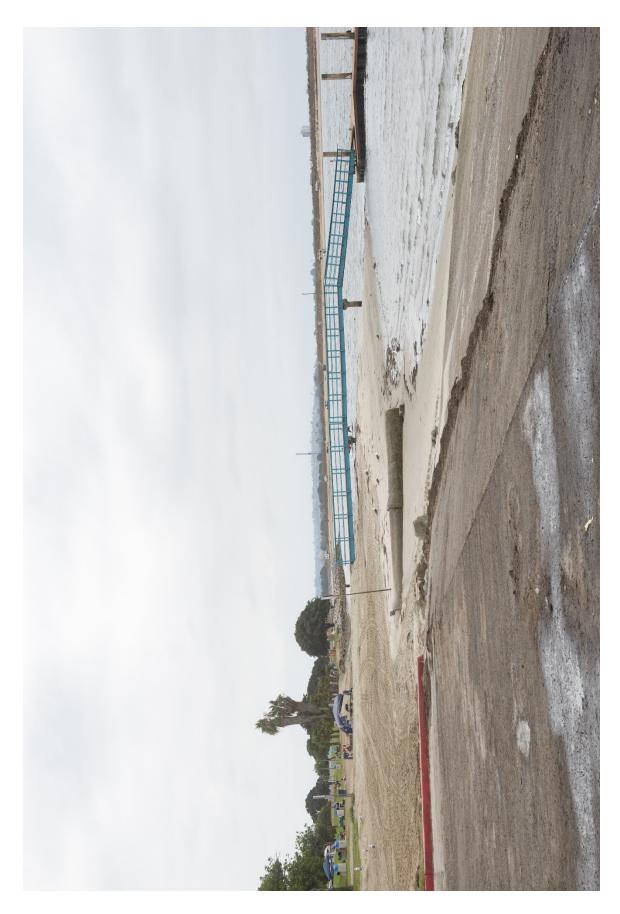
VIEW FROM INTERSTATE 8 WESTBOUND



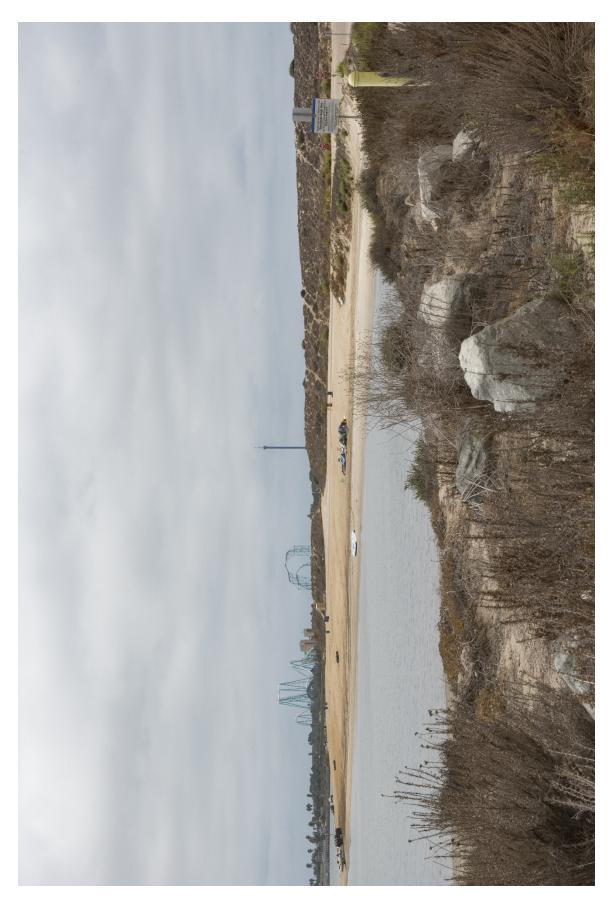
VIEW FROM INTERSTATE 5 NORTHBOUND



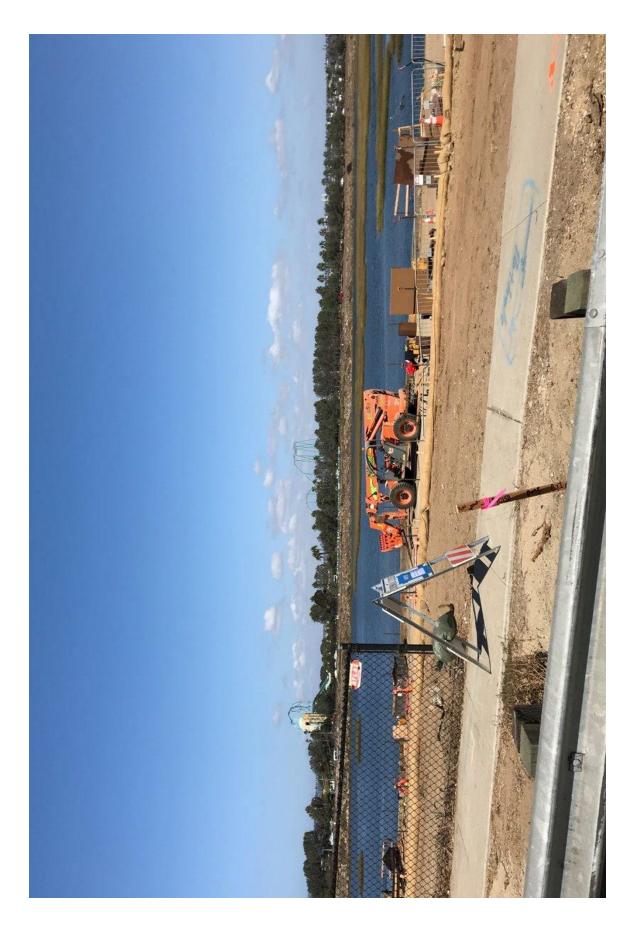
VIEW FROM INTERSTATE 8 EASTBOUND



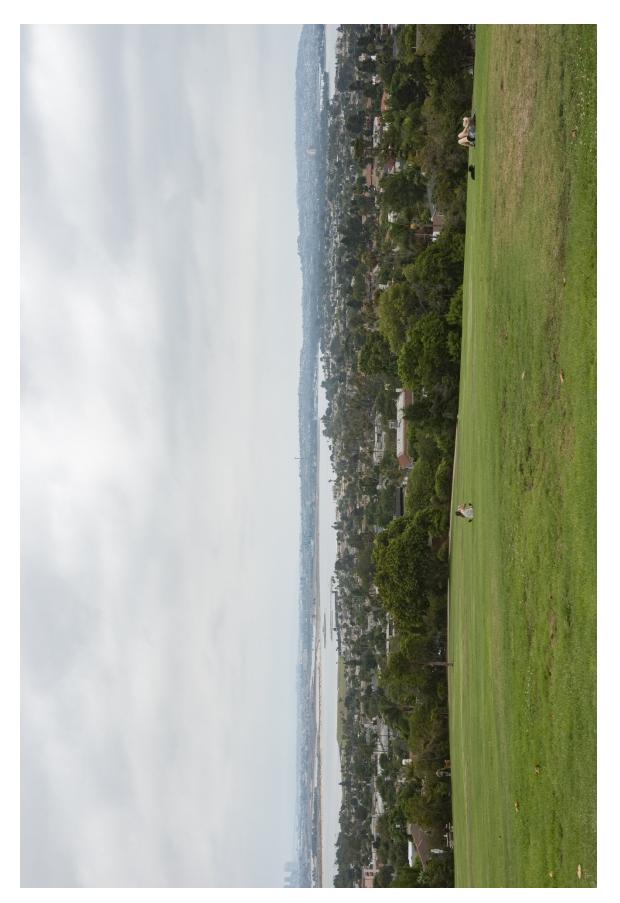
VIEW FROM DEANZA COVE



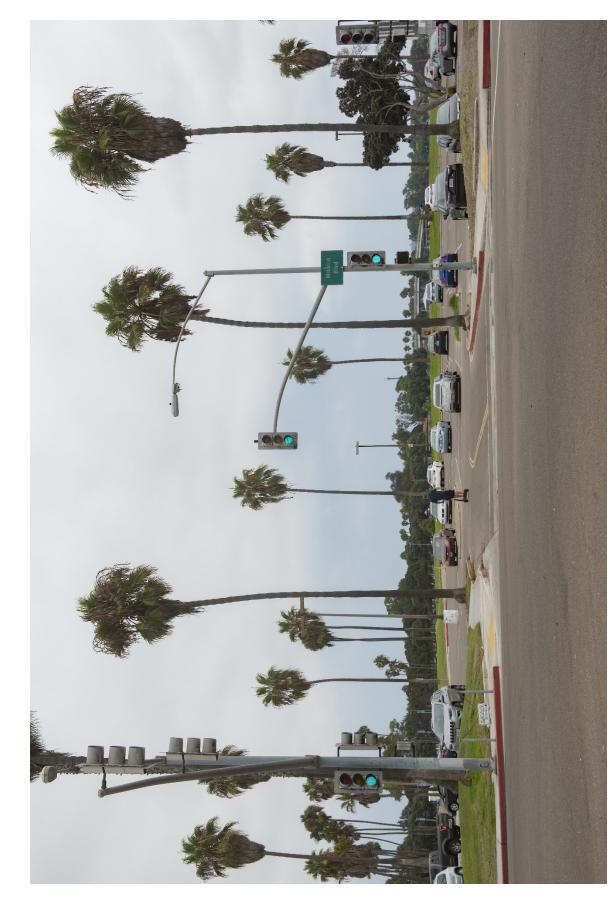
VIEW FROM FIESTA ISLAND



VIEW FROM WEST MISSION BAY DRIVE



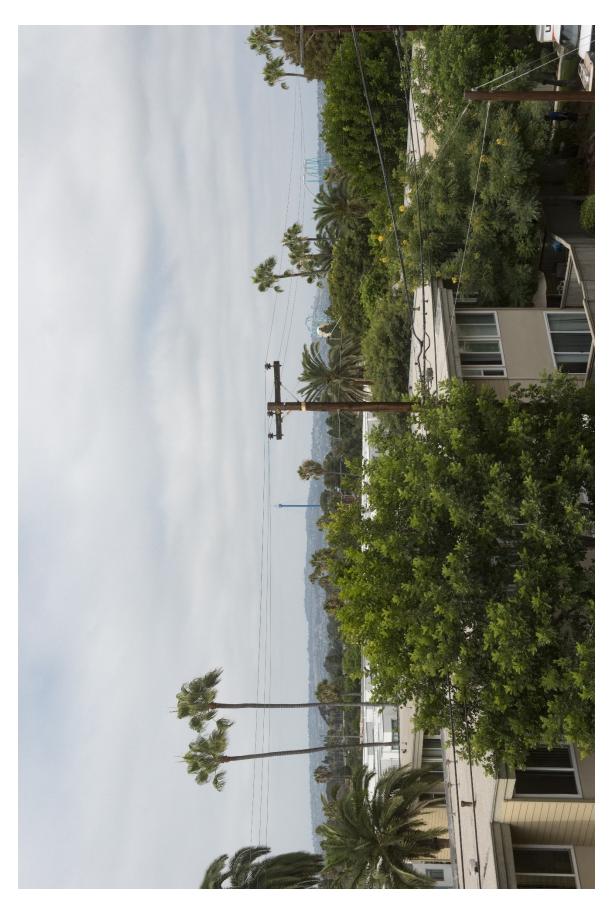
VIEW FROM KATE SESSIONS PARK



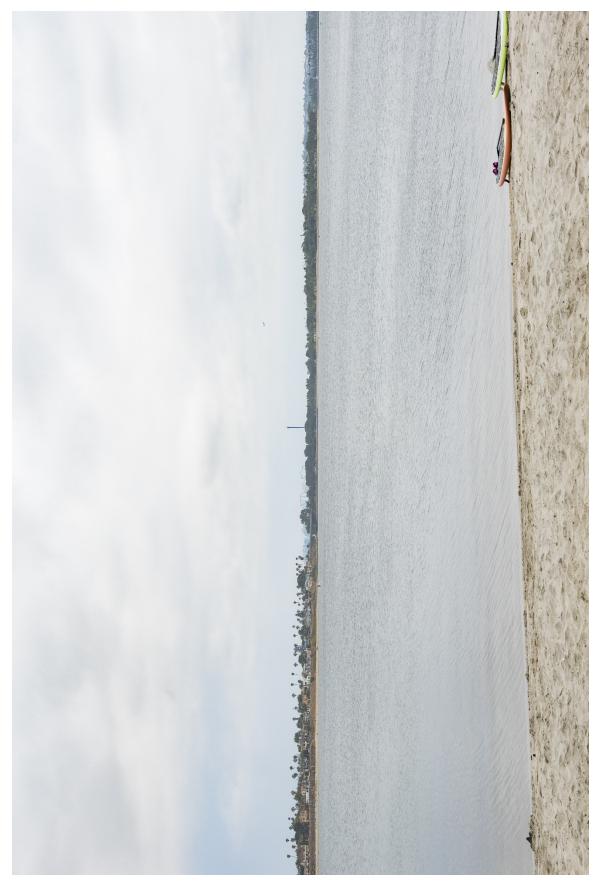
VIEW FROM MISSION BOULEVARD



**VIEW FROM PRESIDIO PARK** 



VIEW FROM WORDEN STREET



VIEW FROM MISSION BEACH/BAYSIDE

# <u>MINUTES</u> City of San Diego Park and Recreation Board MISSION BAY PARK COMMITTEE January 8, 2019

**Meeting Location:** 

Santa Clara Recreation Center 1008 Santa Clara Place San Diego, CA Mailing Address:

Balboa Park Administration Building 2125 Park Boulevard San Diego, CA 92101-4792

# **ATTENDANCE:**

# Members Present

David Potter Darlene Walter Giovanni Ingolia Ron Anderson Kari Logan Paul Robinson James McGuirk Members Absent Miles Himmel

<u>Staff Present</u>

Stacy McKenzie Bill Overstreet Karolynn Estrada-Sparlin Sara Osborne Alyssa Muto

**<u>CALL TO ORDER</u>** – Chairperson Robinson called the meeting to order at 6:00 P.M.

# APPROVAL OF THE MINUTES OF December 10, 2018

# MOTION: MOVED/SECONDED

A motion was made by Ingolia and seconded by McGuirk to approve the December 10, 2018 meeting minutes as read. The motion carried. (7-0-0)

# NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS

• Hilton/Hyatt leases don't have those names listed on them. Unequal treatment of those removed from De Anza. Lawsuits; Campland and Tijuana Estuary, mobile homes at De Anza.

# **CHAIRPERSONS REPORT**

# STAFF REPORTS

# CD2 Joshua Coyne

Mr. Coyne introduced himself and said he would be attending the regularly scheduled meetings.

# Stacy McKenzie

Ms. McKenzie said a Grounds Maintenance Supervisor was hired to replace the one that just retired, 2 Grounds Maintenance Work II's were recently hired and interviews for Grounds Maintenance Worker I's were currently being held to hire 12 Grounds Maintenance Worker I's.

# Lieutenant John Sandmeyer, San Diego Lifeguard Service

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Lt. Sandmeyer introduced Rick Romero as the new lieutenant.

# **REQUEST FOR CONTINUANCE**

None

# ACTION ITEMS

**<u>Consent</u>** (These items are adopted without discussion; they can be moved to adoption by any committee member.)

101. None

**Adoption** (Each adoption item requires individual action; they can be moved to consent by action of the committee.)

# 201. SeaWorld 2020 Project

SeaWorld 2020 project is seeking support for the 2020 attraction. The attraction is Mako, a roller-coaster. It will be 153- feet tall with a 143-foot drop. It will have 2,500- linear foot tract and a floorless vehicle.

MOTION: MOVED/SECONDED

A motion was made by Ingolia and seconded by Logan to approve the SeaWorld 2020 Attraction. The motion carried. (6-0) Committee member Walter recused herself.

202. The Mission Bay Park Master Plan Fiesta Island Amendment - Sara Osborn, Planning Department (Project No.: 562189 / SCH No. 2017051034)

The primary purpose of the Fiesta Island Amendment is to:

- Formalize uses and activities already occurring on the Island;
- Address water quality, erosion, and sensitive natural resources;
- Enhance shoreline access;

and with both options, the amendment proposes to

• Reduce the amount of developed parkland currently planned in the adopted Master Plan and provides additional regional recreation opportunities than existing.

This project does not include General Development Plans for each of the subareas of Fiesta Island. Future General Development Plans will occur following the adoption of amendment and will include design and construction-level details.

The adopted concept relocates the sand arena towards the entrance of the island. The amendment proposes to keep the sand arena in its existing location and provide for some expansion.

The existing fenced off-leash dog area is currently not part of the adopted Master Plan vision.

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The adopted concept plan envisions the southwest area of the Island as a major regional active park with playgrounds, parking and swim area. The proposed amendment, for both options, formalizes a fenced off-leash dog area with different configurations and preserves Stony Point as a least tern habitat. The adopted concept plan also expands camping uses, provides for water access, and includes a connected trail system.

The Fiesta Island study area is approximately 470 acres and the proposed amendment discusses the island as a whole and within 4 distinct subareas. 3 of the subareas propose the same improvements in both option A and B, it is the southwest subarea which includes different options.

Both option A and option B were equally analyzed in the Programmatic EIR and the Amendment language reflects both options as well.

- **The North Subarea** proposes to maintain the least tern preserve and create a wetland/marsh habitat and channel.
- **The Central Subarea** proposes to maintain the youth camping/aquatic area, relocate the sand management operations to the west with a new habitat preserve and trails, the existing sand arena will remain in its current location with room for expansion.
- Adjacent to the sand arena in the **Southeast Subarea** proposes two active parks with playgrounds and a primitive camp ground including bathrooms, and an area for concessions. The Southeast subarea also includes the entrance to the Island, the Tecolote wetlands, and a proposed habitat area. These uses would be connected by a multiuse trail and pathway system.
- The Southwest Subarea for Option A proposes approximately an 85-acre fenced offleash dog park with a dog activity park with associated facilities and adjacent parking. This option also proposes a two-way park road that extends to a parking area and a new park with a children's play area, turf, and picnic area. The proposed park road, parking, and the parkland would be separated from the off-leash area by fencing. A proposed supervised swimming area would be located adjacent to this park and a nonmotorized personal watercraft (PWC) storage area would be located to the west of the park. The southwest tip of the sub-area would remain a least tern habitat area.
- Southwest Subarea for Option B proposes approximately 92 acres, to be a fenced offleash dog area. Improvements would include a parking lot in the northwest area and along the east side near the terminus of Hidden Anchorage Cove. In addition, this option provides an entrance plaza, trails, seating areas, native and non-native vegetation areas, trails, beach area, and a small dog leash-free fenced area.

In the Land Use Element, the amendment updates the overall description of Fiesta Island, Island circulation; the land leases for camping; and active recreation areas. The amendment proposes to remove the language which re-locates the sand arena and adds text to expand the existing sand arena in its current location. The amendment also proposes to remove the recommendation to dredge along western shoreline.

In the Water Use Element, a supervised beach swimming area will continue near the Youth Camp and with option A, the amendment proposes to include a new supervised swim area

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designated along the southern shore along with an area for PWC trailer parking and storage. These proposed uses would be accessed by the proposed option A road extension in the southwest subarea.

In the Environment Element, the amendment proposes wetland restoration and expansion in the North & Southeast subareas. The amendment supports the preservation of Least Tern areas in the north subarea and Stoney Point. The amendment also proposes to revise the eelgrass enhancement area to include an eelgrass area off the southern shoreline. Water quality is also addressed with the amendment.

In the South Shore and Fiesta Island Element, the amendment provides a description of the types and intensity of uses by subarea. The amendment proposes such concepts as: large group picnic facilities, potential concession, beachfront parking, sand recreation: a supervised swimming beach and PWC parking in option A. This element also discusses the island entry causeway, roadway, bike and pedestrian improvements.

In the Access and Circulation Element, the amendment addresses mobility on the island comprehensively to create a cohesive system of road, pathway and trail connections to better access the island by all modes of travel and for all levels of recreation.

A notable proposal in the amendment is to redirect the island road to a clockwise direction. This allows for flexible closures during peak events, greater bike/pedestrian safety with the location of pathways and trails and provides separation for bikes from the loop roadway and the pedestrian bridges at key crossings. The design of the circulation network including road, paths and trails will be further developed following the amendment, however, a concerted effort was made to describe these improvements in the form of policies in the amendment text.

Pedestrian and Bicycle Pathway recommendations as part of the amendment is a multi-use pathway which generally follows the roadway alignment for both options.

Proposed improvements to the causeway would provide separate bicycle/pedestrian access onto the island. Additionally, the amendment recommends a roundabout on the island from the improved causeway to help with the routing of vehicles in a clockwise direction.

As for the schedule, there will be a presentation to the wetlands advisory board on the wetland creation portion of the amendment. Public review of the EIR ends on the February 21<sup>st</sup>. Park and Recreation Committee will hear this item on February 21<sup>st</sup>. Presentations to Council Committee and City Council are anticipated in March/April 2019 with a submittal to Coastal Commission's consideration after their council's decision.

# Public Comment:

Fiesta Island Dog Owners (FIDO) – FIDO supports option B for the following:

- Leaves existing area intact.
- Maintains an open undeveloped area for those seeking a different park experience.
- Adds two parking spots.

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- Uses natural vegetation; foxtail elimination.
- Leash free swimming area.
- Lower cost.
- Minimal maintenance.

FIDO opposes option A for the following:

- Unnecessary road divides the area, with limited places to cross the road, making use of the eastern section and berm walk difficult.
- Significant grading eliminates popular off-leash perimeter pathway.
- Private storage area and proposed beach area and related requirements can be elsewhere, while off-leash dogs and owners will never be provided as large a space anywhere in Mission Bay.
- More than one third of the area would become hardscape, playground, parking, fences and road, severely reducing the actual practical off-leash space from the existing area.

Old Mission Beach Athletic Club (OMBAC)-Appreciates being left in the same area. Would like to participate in future plans.

Outrigger Club- Supports option A. Option B eliminates the storage, dock and swimming area which under coastal act is higher priority than a dog park.

Water recreation is dependent on water storage and water is necessary.

Individual Testimony:

- Support option B. Least impactful economically, environmentally and lower in maintenance.
- Concerned no attention is being given to water quality. It should be 1<sup>st</sup> priority.
- Concerned with location of paddlers site in option A. Jet skis intermingle with paddlers.
- Against hillside amphitheater in option A. Support option B

# MOTION: MOVED/SECONDED

A motion was made by Walter and seconded by Ingolia to adopt option B, retain launch for paddlers until a viable option for paddlers is designated and if not, they stay at current location. The motion carried. (6-0-1)

**SPECIAL EVENT PERMIT REVIEW (**Special Events that require road or plaza closures or will potentially impact park and/or commercial operation, are brought to the Committee for a formal recommendation. They can be moved to Consent by action of the Committee.)

301. None

WORKSHOP ITEMS (No actions taken; discussed by the Committee and staff)

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401. None

# **INFORMATION ITEMS**

501. None

# **SUB-COMMITTEE**

601. None

# **<u>COMMITTEE MEMBER REPORTS/COMMENTS -</u>** The reports are non-debatable.

**ADJOURNMENT** - Chairperson Robinson adjourned the meeting at 7:27 P.M.

Notice of Next Regularly Scheduled Meeting:

Santa Clara Recreation Center 1008 Santa Clara Place San Diego, CA 92109

Respectfully Submitted,

# Stacy McKenzie Stacy McKenzie District Manager, Mission Bay Park

<u>Please Note:</u> This information is available in alternative formats upon request. To request an agenda in Braille, large print or cassette or to request a sign language or oral interpreter for the meeting, call Stacy McKenzie @ 619.235.1154 at least five working days prior to the meeting to ensure availability. Alternative Listening Devices (ALD's) are also available for the meeting, if requested at least five working days prior to the meeting, to ensure availability.

TBA