



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: [622566](#)

OWNER/APPLICANT: SeaWorld San Diego

SUMMARY:

Issue: 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?

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

Community Planning Group Recommendation: 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).

Other Recommendations: 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.

Environmental Review: 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.

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

Housing Impact Statement: 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.*

Criteria: 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.

Consistency: 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.*

Criteria: 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-foot height limit is reached.

Consistency: 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.*

Criteria: 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.

Consistency: 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.*

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

Consistency: 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.*

Criteria: 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.

Consistency: See discussion below regarding consistency with Design Guidelines.

(6) *Noise.*

Criteria: 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.

Consistency: 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.*

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

Consistency: 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 design 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.*

Guideline: 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).

Consistency: 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.*

Guideline: 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).

Consistency: 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.*

Guideline: 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).

Consistency: 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,



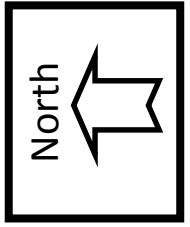
PJ FitzGerald
Assistant Deputy Director
Development Services Department



Martha Blake
Development Project Manager
Development Services Department

Attachments:

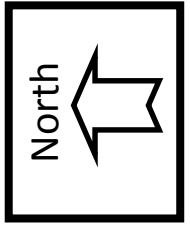
1. Aerial Photograph
2. Project Location Map
3. Conceptual Development Plan: Figure II-3 of the Master Plan Update
4. Project Site Plan
5. Project Rendering and Photo Simulations
6. Community Planning Group Recommendations



Aerial Photo

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

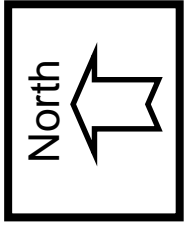




Aerial Photo

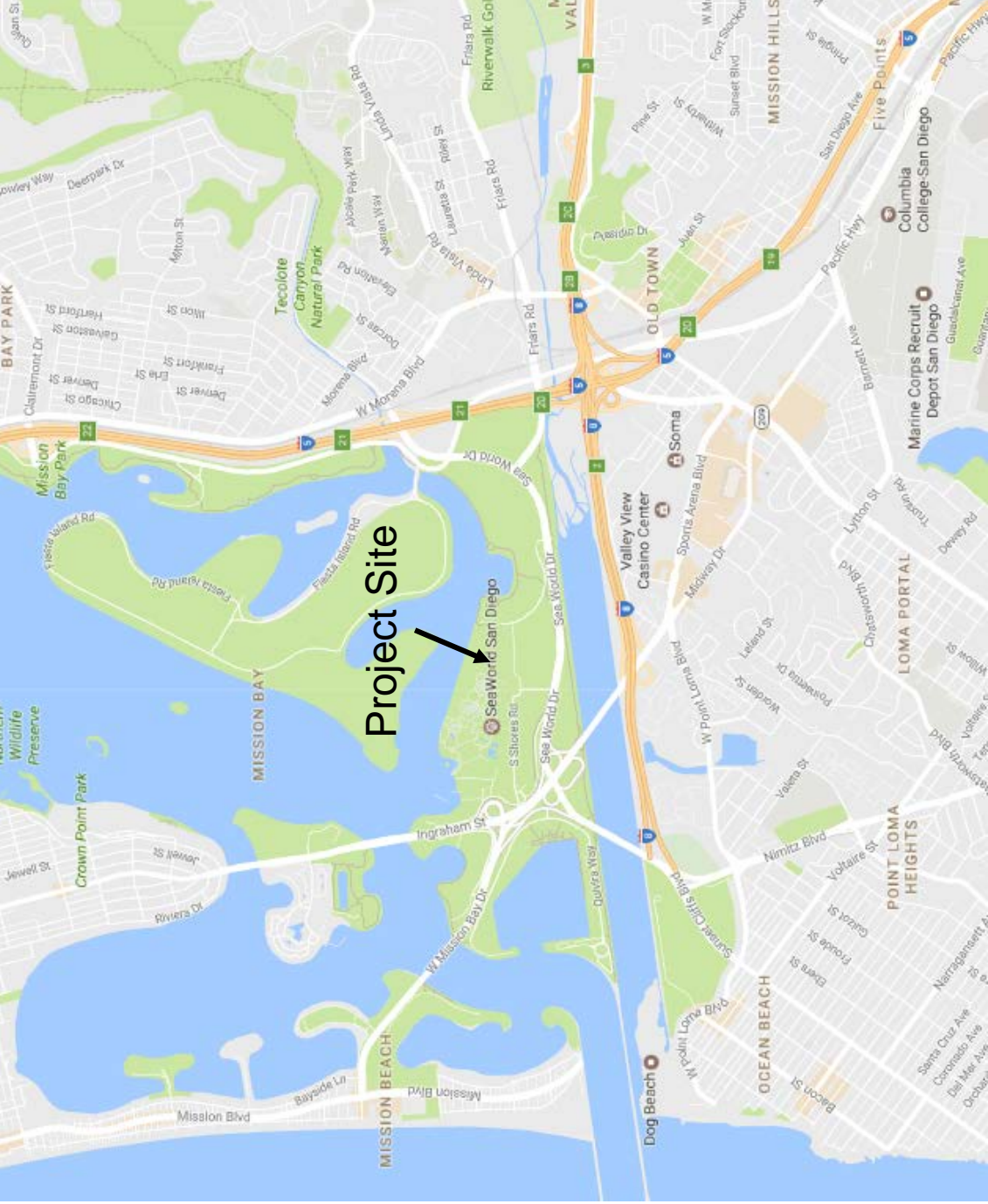
SeaWorld Master Plan Conformance Review/Mako 2020 Attraction 500 Sea World Drive
PROJECT NO. 622566

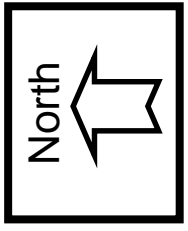
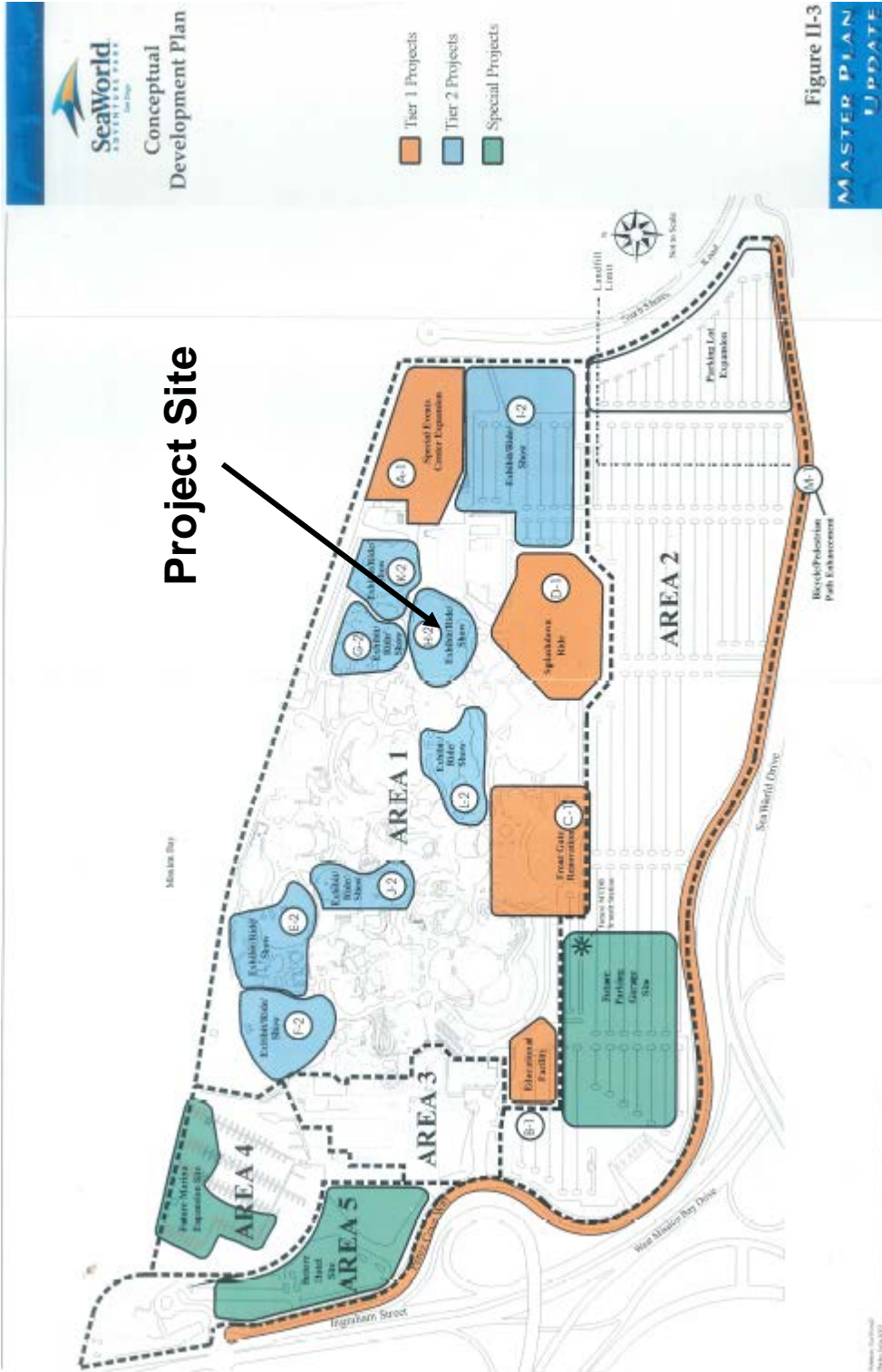




Project Location Map

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





Area 1 in Figure II-3

SeaWorld Electric Eel Ride/2018 Attraction 500 Sea World Drive
 PROJECT NO. 520681





Attraction 2020
San Diego, California

Master Plan Conformance Review

PGAV Project Number: 64093-00

Issue Date: NOVEMBER 5, 2018

Sea World LLC
d/b/a SeaWorld San Diego

OWNER CONTACT

Darlene Walter
500 SEAWORLD DRIVE, SAN DIEGO, CA 92019
619-226-9626

Architects / Destination Consultants:



PECKHAM GUYTON ALBERS & VIETS, INC.
200 North Broadway, Suite 1000, St. Louis, MO 63102
(314) 231-7318 WWW.PGAV.COM

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

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

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

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

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

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

PGAV DESTINATIONS logo and contact information for PGAV Destinations, Inc.

Keynote List: A list of keynotes for the project, including dates and titles.

Accountability for Permitting: A section detailing the responsibilities of the contractor and owner regarding permit acquisition and compliance.

Table with columns for 'APPROVAL' and 'REVISION DATE', used for tracking project milestones and approvals.

SeaWorld SAN DIEGO logo and project information for SWSD 2020 San Diego, CA Coastal Commission Submission.

DRAWING INDEX

Table listing drawing sheets, including titles like 'COVER SHEET', 'CONCEPTUAL PLANTING LEGEND', and 'SITE PLAN', along with issue and revision dates.

GENERAL NOTES - ADDITIONAL

- Additional general notes for the project, covering topics like 'BEA PROJECTS ADDITIONAL GENERAL NOTES', 'PAVEMENT', and 'BUILDING DEPARTMENT NOTES'.

GENERAL NOTES

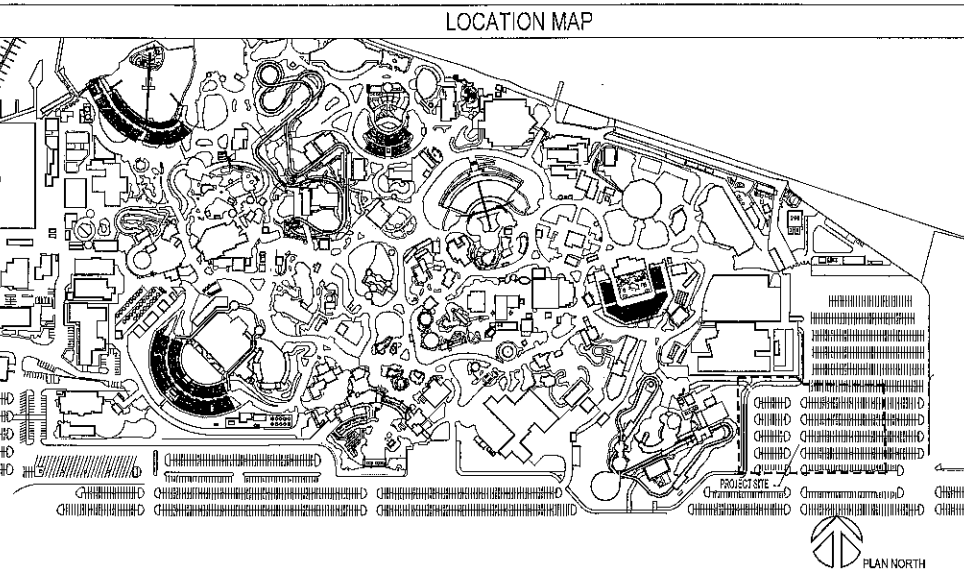
- General notes for the project, covering topics like 'ELEVATIONS SHOWN ARE BASED ON A SURVEY OF EXISTING CONDITIONS', 'CONTRACTOR SHALL INSPECT SITE AND ADJUST EXISTING SITE STRUCTURES', and 'MINIMUM FLOOR SLOPE TO DRAIN'.

ACCESSIBLE SIGNAGE & IDENTIFICATION DEVICE REQUIREMENTS

- Requirements for accessible signage and identification devices, including rules for character sizes, background contrast, and mounting heights.

CALGREEN NOTES

- California Green Building Code (CALGREEN) notes, including requirements for tree preservation, irrigation, and material use.



SHEET NUMBERING: A diagram showing the sheet numbering system 'A 50 . 3XX' and a legend for drawing types and page numbers.

Vertical text on the left margin: P:\SWSD2020\SWSD_2020_TERRACE\COASTAL COMMISSION\SUBMISSION\GENERAL - LAYOUT\04 - 14 - 2018 - 04 - 14 - 2018 - 04 - 14 - 2018 - 04 - 14 - 2018



Keynote List
SEE ORIGINAL PPT FOR COMPLETE LIST

SUCCULENTS

Table with 2 columns: Succulent Name and Succulent Name. Lists various succulent species such as Aeonium arboreum, Sedum spaldingii, and Echeveria agavoides.

TREES

Table with 2 columns: Tree Name and Tree Name. Lists various tree species including Acacia koa, Eucalyptus deglupta, and Ficus religiosa.

GROUNDCOVERS

Table with 2 columns: Groundcover Name and Groundcover Name. Lists various groundcover species such as Agave americana, Dianthus barbatus, and Sedum spectabile.

SHRUBS

Table with 2 columns: Shrub Name and Shrub Name. Lists various shrub species including Caesalpinia gilliesii, Cordyline alligatoria, and Hibiscus rosa-sinensis.

VINES

Table with 2 columns: Vine Name and Vine Name. Lists Passiflora x 'Lavender Lady' and Passiflora vitifera.

NOTE

1. PLANS DO NOT INCLUDE ANY INVASIVE SPECIES

Availability for Plants with Obstacles... The following plants are listed as available... unless otherwise noted.

Table with 2 columns: Date and Date. Headers: MONTH, DAY. A grid for scheduling.



SWSD 2020

San Diego, CA

Coastal Commission Submission

CONCEPTUAL PLANTING LEGEND

DATE: NOVEMBER 5, 2018

Table with 2 columns: Date and Date. Headers: DAY, MONTH, YEAR. A grid for scheduling.

L02.450

PROJECT: SWSD_2020_FINAL_COASTAL_PLANTING_LEGEND_CD_001 - 11/05/2018 - 11/05/2018 - 11:00 AM - 11:00 AM - 11/05/2018 - 11:00 AM - 11/05/2018 - 11:00 AM - 11/05/2018 - 11:00 AM

PGAV DESTINATIONS
 2020 SAN DIEGO COUNTY AIRPORT & SEAPLANE BASE PROJECT
 2019-2020

PGAV DESTINATIONS is a leading provider of environmental and engineering services for the construction industry. We have a proven track record of delivering high-quality, cost-effective solutions for our clients. Our team consists of experienced professionals who are committed to providing exceptional service and meeting all project requirements.

Keynote List
 SEE GENERAL DRAWING SHEET FOR COMPLETE LIST

Site Owner:
 PGAV DESTINATIONS, 10400 LA JOLLA VILLAGE DRIVE, SAN DIEGO, CA 92121
 619-444-1111
 PGAV DESTINATIONS is a leading provider of environmental and engineering services for the construction industry. We have a proven track record of delivering high-quality, cost-effective solutions for our clients. Our team consists of experienced professionals who are committed to providing exceptional service and meeting all project requirements.

Available for Review/Comment:
 This drawing is for review and comment only. It is not to be used for construction without the approval of the designer. The designer is not responsible for any errors or omissions in this drawing. The contractor is responsible for verifying all information and conditions before construction.

LEGEND:

- PROJECT LIMIT LINE
- SITE DEMOLITION
- EXISTING BUILDINGS TO BE REMAIN

APPROXIMATE LIMIT OF LANDFILL LINE
 REFERENCE THE SCS ENVIRONMENTAL SITE ASSESSMENT REPORT 9.8.2006

GENERAL NOTES:

1. PROJECT LIMIT LINE IS INDICATED FOR THE CONVENIENCE OF THE CONTRACTOR AND INDICATED THE LOCATION OF THE MAJORITY OF THE WORK FOR THIS PROJECT. ALL WORK OUTSIDE THE PROJECT LIMIT LINE INDICATED ON THE DRAWINGS OR REQUIRED TO BE COMPLETED IN ORDER TO PROVIDE A COMPLETE AND FUNCTIONING PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR REGARDLESS OF ITS LOCATION. COORDINATION THIS WORK WITH THE OWNER AND ANY GOVERNMENTAL AGENCIES REQUIRED.
2. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, STRUCTURES AND LANDSCAPE AREAS TO REMAIN OR REQUIRED FOR OWNER ACTIVITIES OUTSIDE THE PROJECT LIMIT LINE.
3. CONTRACTOR TO COORDINATE WITH OWNER DELIVERIES AND SITE ACCESS TO ENSURE CURB, PARK SPACE, AND NEIGHBORHOOD SAFETY AS WELL AS PARK OPERATIONS ARE NOT IMPACTED.
4. CONTRACTOR SHALL RELOCATE FENCES & GATES AS REQUIRED THROUGHOUT CONSTRUCTION.
5. REFER TO CIVIL, MEP AND LANDSCAPE SHEETS FOR ADDITIONAL DEMOLITION INFORMATION.

NO.	REVISIONS	DATE



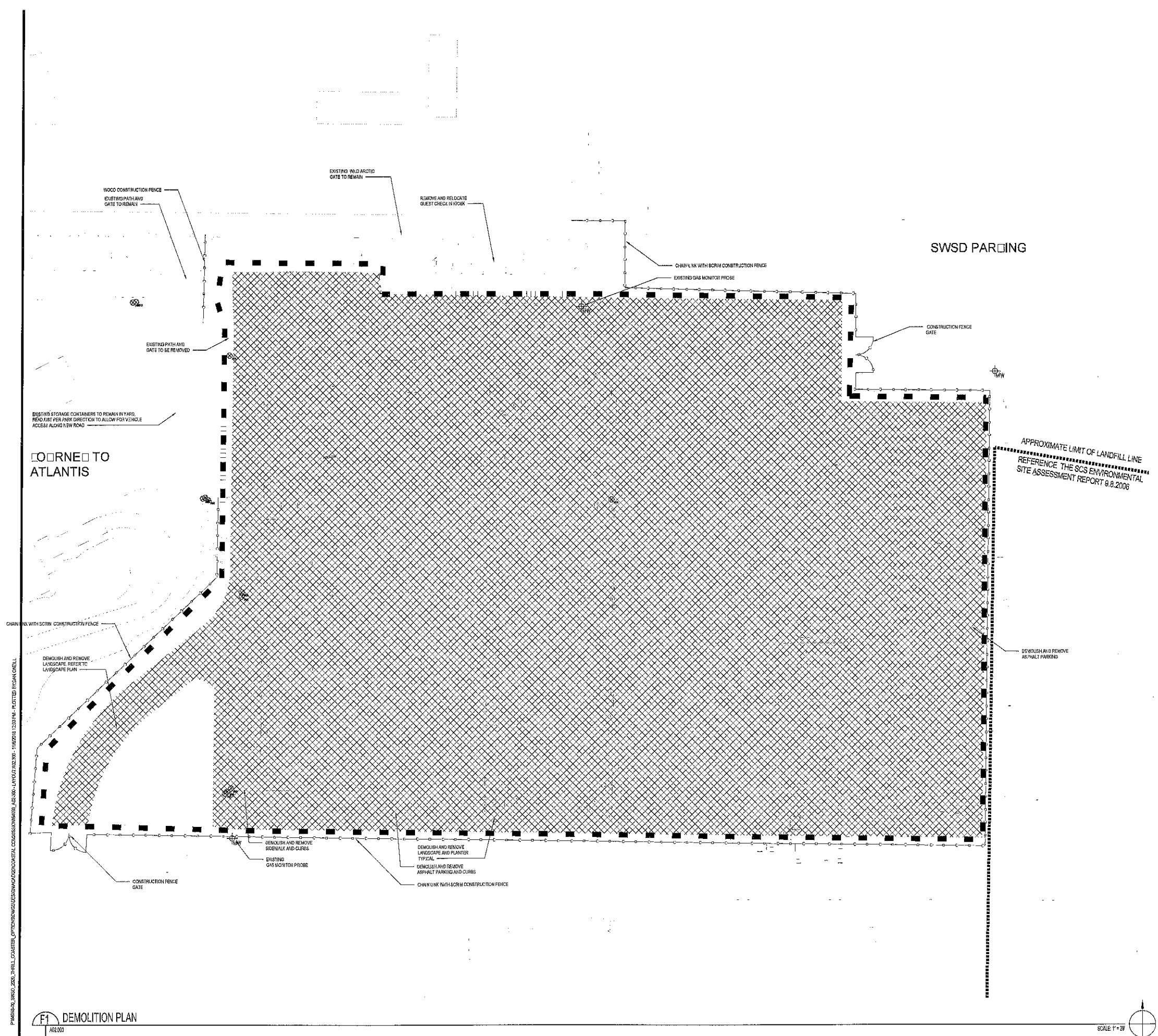
SWSD 2020
 San Diego, CA

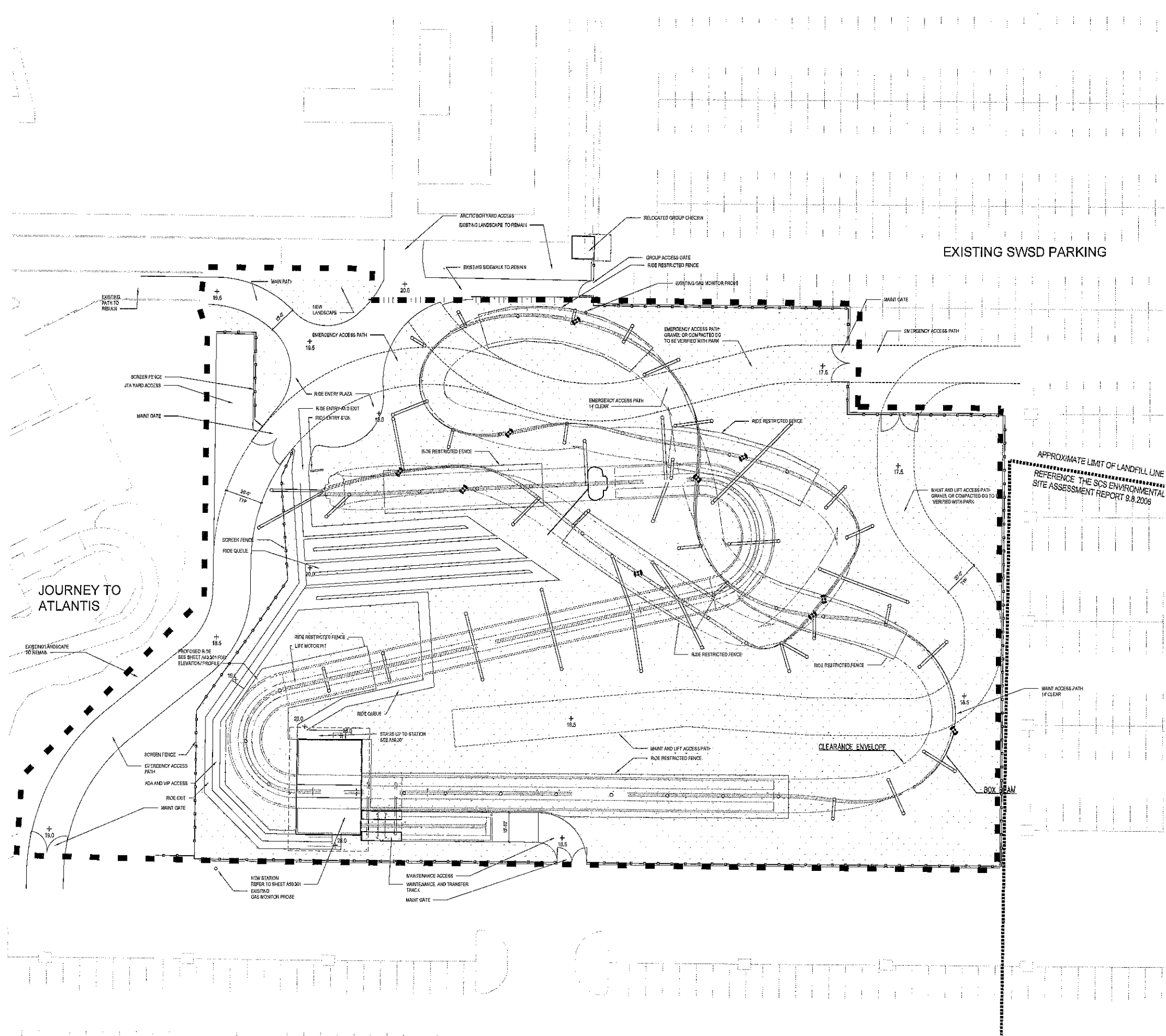
Coastal Commission Submission

DEMOLITION PLAN

DATE:	NOVEMBER 6, 2019
BY:	DRD
CHKD:	DRD
APP'D:	DRD
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A02.300



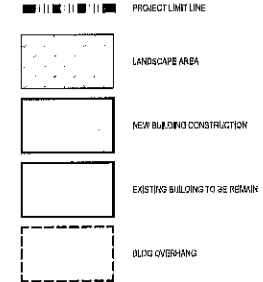


GENERAL SITE NOTES:

- 1. TOTAL SITE AREA BASED UPON THE LIMITS OF WORK IS IDENTIFIED AS 3.84 ACRES
2. EARTHWORK QUANTITIES DO NOT INCLUDE ANY REMEDIAL GRADING NECESSARY TO ESTABLISH THE BUILDING AND THE WIDE FOUNDATION...

Site Description:
Detailed description of the project site, including existing conditions and proposed improvements.

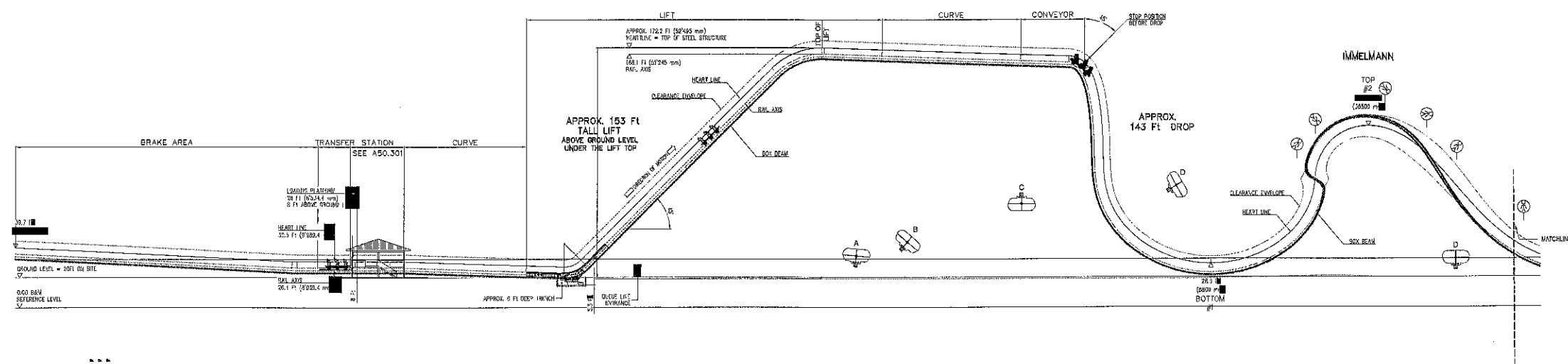
LEGEND:



GENERAL NOTES:

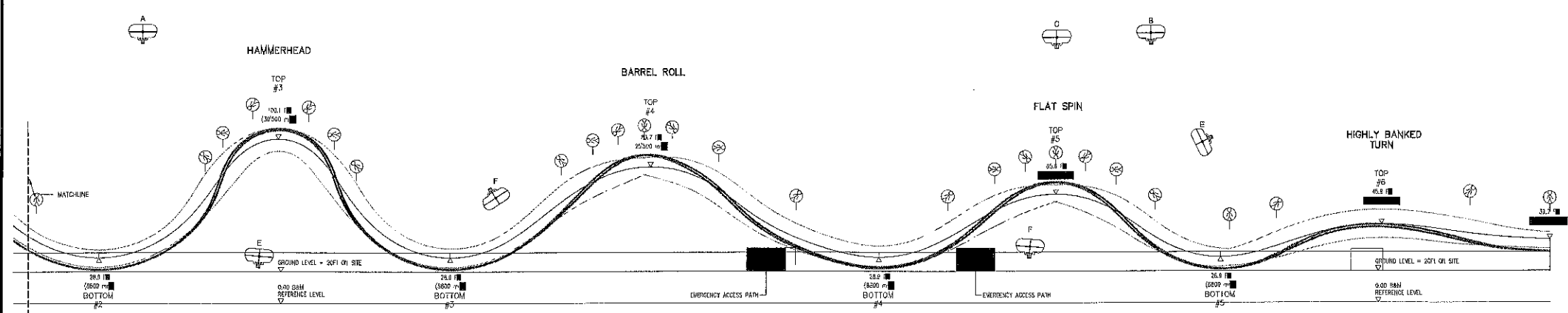
- 1. PROJECT LIMIT LINE IS INDICATED FOR THE CONVENIENCE OF THE CONTRACTOR AND INDICATES THE LOCATION OF THE MAJORITY OF WORK FOR THIS PROJECT. ALL WORK OUTSIDE THE PROJECT LIMIT LINE INDICATED ON THE DRAWINGS OR REQUIRED TO BE COMPLETED IN ORDER TO PROVIDE A COMPLETE AND FUNCTIONING PROJECT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR...
2. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, STRUCTURES AND LANDSCAPE AREAS TO REMAIN OR REQUIRED FOR OWNER ACTIVITIES OUTSIDE THE PROJECT LIMIT LINE.
3. CONTRACTOR TO COORDINATE WITH OWNER DELIVERIES AND SITE ACCESS TO ENSURE GUEST PARK STAY, AND NEARBY ANIMAL SAFETY AS WELL AS PARK OPERATIONS ARE NOT IMPACTED.
4. CONTRACTOR SHALL RELOCATE FENCES & GATES AS REQUIRED THROUGHOUT CONSTRUCTION.
5. REFER TO INDIVIDUAL BUILDING DRAWINGS FOR ADDITIONAL INFORMATION.

Project information block including PGAV logo, SeaWorld San Diego logo, SWSD 2020 San Diego, CA, Coastal Commission Submission, SITE PLAN, DATE: NOVEMBER 5, 2018, and SHEET NUMBER: A02.301.



D1
RIDE 30 ELEVATION
AR2/401

SCALE: 1/32" = 1'-0"



F1
RIDE 30 ELEVATION
AR2/401

SCALE: 1/32" = 1'-0"

REVISION NO.	DESCRIPTION



SWSD 2020
San Diego, CA

Coastal Commission Submission

RIDE ELEVATION

DATE: NOVEMBER 6, 2018

BY: DRD / DK / DRD

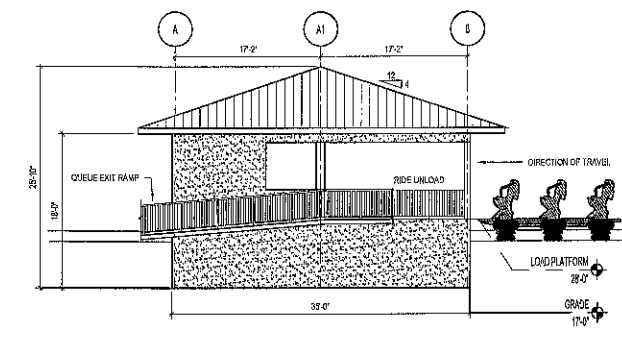
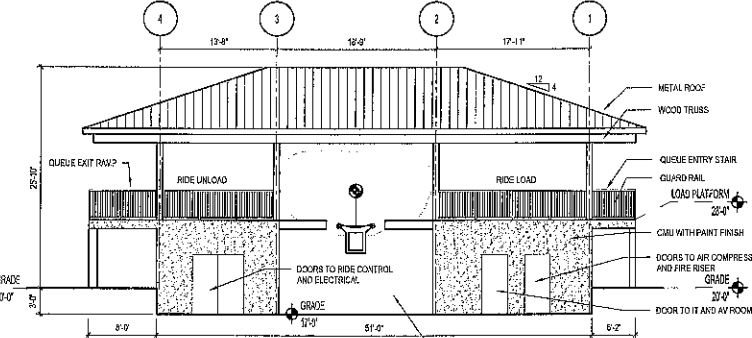
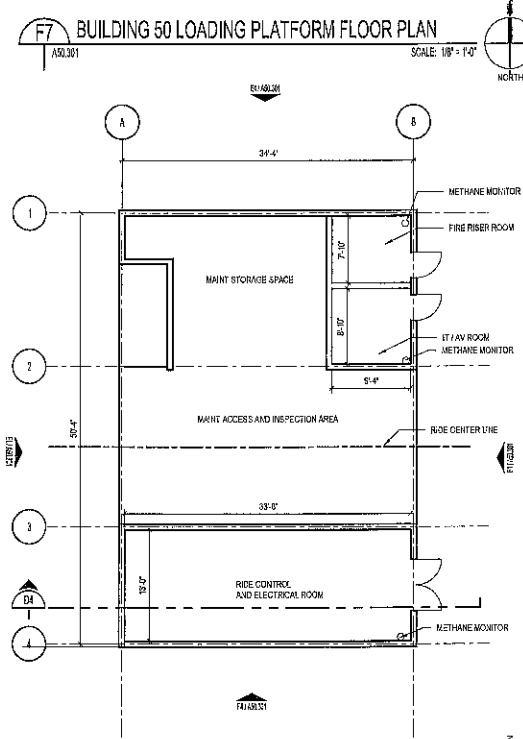
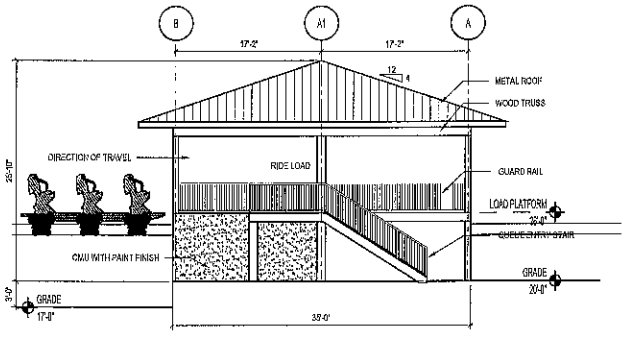
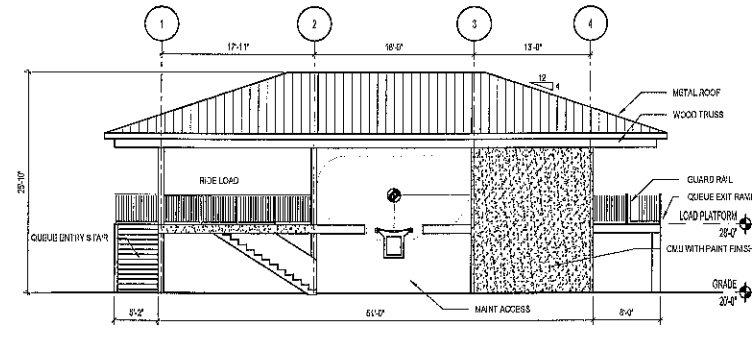
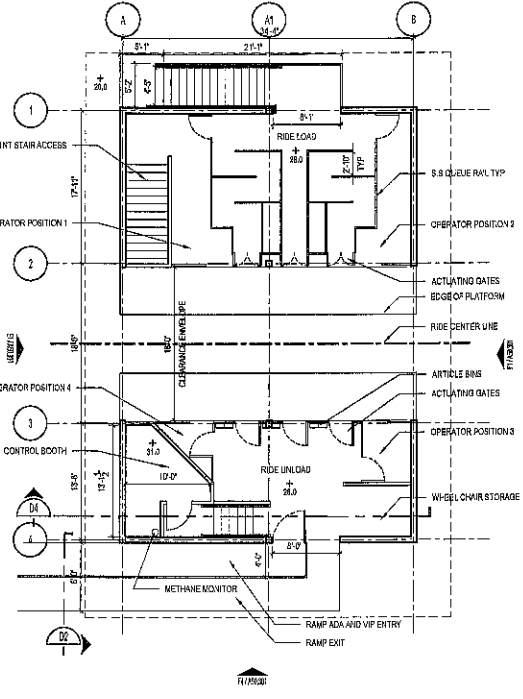
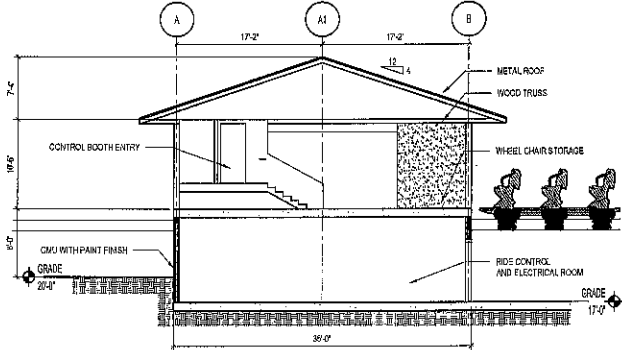
PROJECT: 14033-00 COMM: SEA

SHEET NUMBER
A02.401

P:\64920.00_SWD_2020_FINAL_COASTAL_COMMISSIONSUBMISSION\A02.401 - LAYOUT/401 - 11/06/18 DRD,DK - PLOTTED BY DAN KELLE

PG&AW
DESTINATIONS
PERSONALIZATION SERVICES, INC.
3775 JARDINE DRIVE, SUITE 100, SAN DIEGO, CA 92121
TEL: 619.481.1111 FAX: 619.481.1112

Risk Statement:
 Confirm, describe or elaborate the extent of...
 (Detailed project risk and compliance text follows)



NO.	REVISIONS	DATE

SeaWorld SAN DIEGO

SWSD 2020

San Diego, CA

Coastal Commission Submission

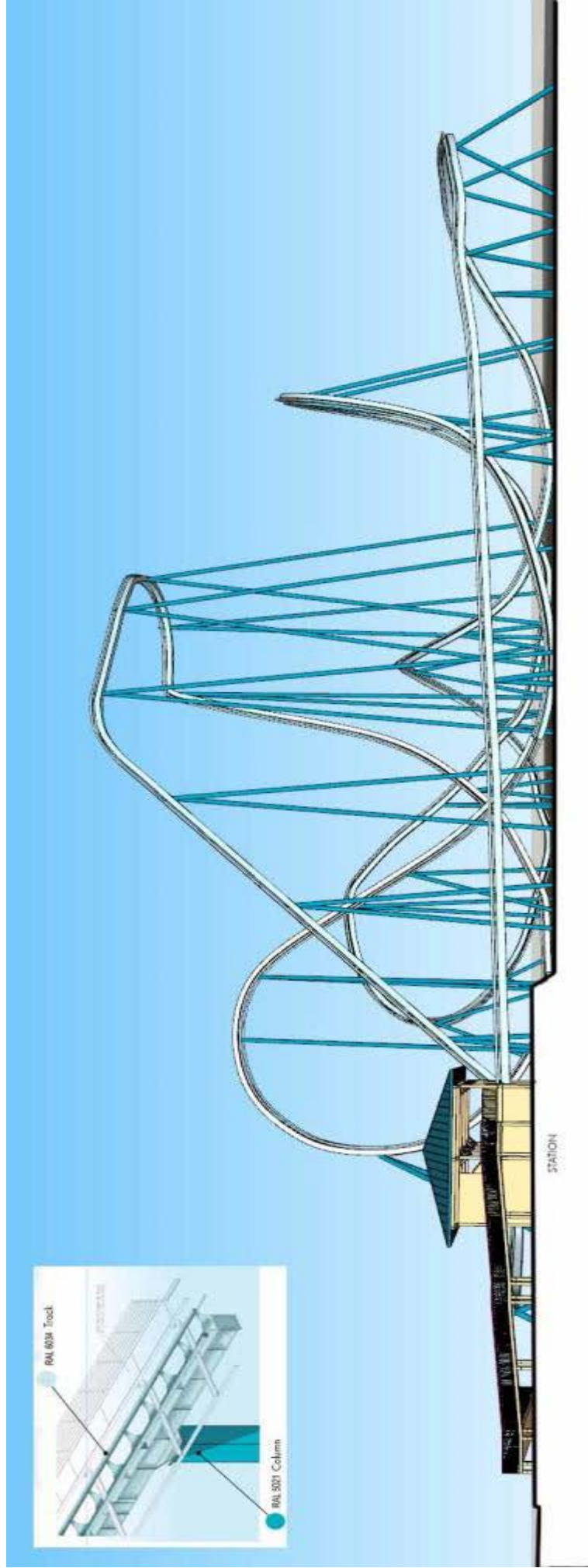
BUILDING 50

DATE: NOVEMBER 8, 2018

BY: (initials) CR: (initials)

PROJECT: A50.301-00 CLIENT: SEA

SHEETWORK: A50.301



RENDERING



VIEW FROM INTERSTATE 8 WESTBOUND

ATTACHMENT 5



VIEW FROM INTERSTATE 5 NORTHBOUND

ATTACHMENT 5



VIEW FROM INTERSTATE 8 EASTBOUND



VIEW FROM DEANZA COVE



VIEW FROM FIESTA ISLAND



VIEW FROM WEST MISSION BAY DRIVE

ATTACHMENT 5



VIEW FROM KATE SESSIONS PARK



VIEW FROM MISSION BOULEVARD



VIEW FROM PRESIDIO PARK



VIEW FROM WORDEN STREET



VIEW FROM MISSION BEACH/BAYSIDE

MINUTES
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

Staff Present

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

CALL TO ORDER – 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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January 8, 2019

Lt. Sandmeyer introduced Rick Romero as the new lieutenant.

REQUEST FOR CONTINUANCE

None

ACTION ITEMS

Consent (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 off-leash 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 non-motorized 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 off-leash 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 21st. Park and Recreation Committee will hear this item on February 21st. 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 1st 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

COMMITTEE MEMBER REPORTS/COMMENTS - The reports are non-debatable.

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

Notice of Next Regularly Scheduled Meeting: TBA

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

Respectfully Submitted,

Stacy McKenzie

Stacy McKenzie District Manager, Mission Bay Park

Please Note: 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.