

San Diego Planning Commission Meeting

PRJ-0646353 – 2020 SeaWorld Master Plan Update

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 407 5570**

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Development Services Department

2020 SeaWorld Master Plan Update Project No. PRJ-0646353

Item # 3

Planning Commission

July 16, 2026

Location

Mission Bay Regional Park

189.4 acres

Seaworld
Leasehold



Project Scope

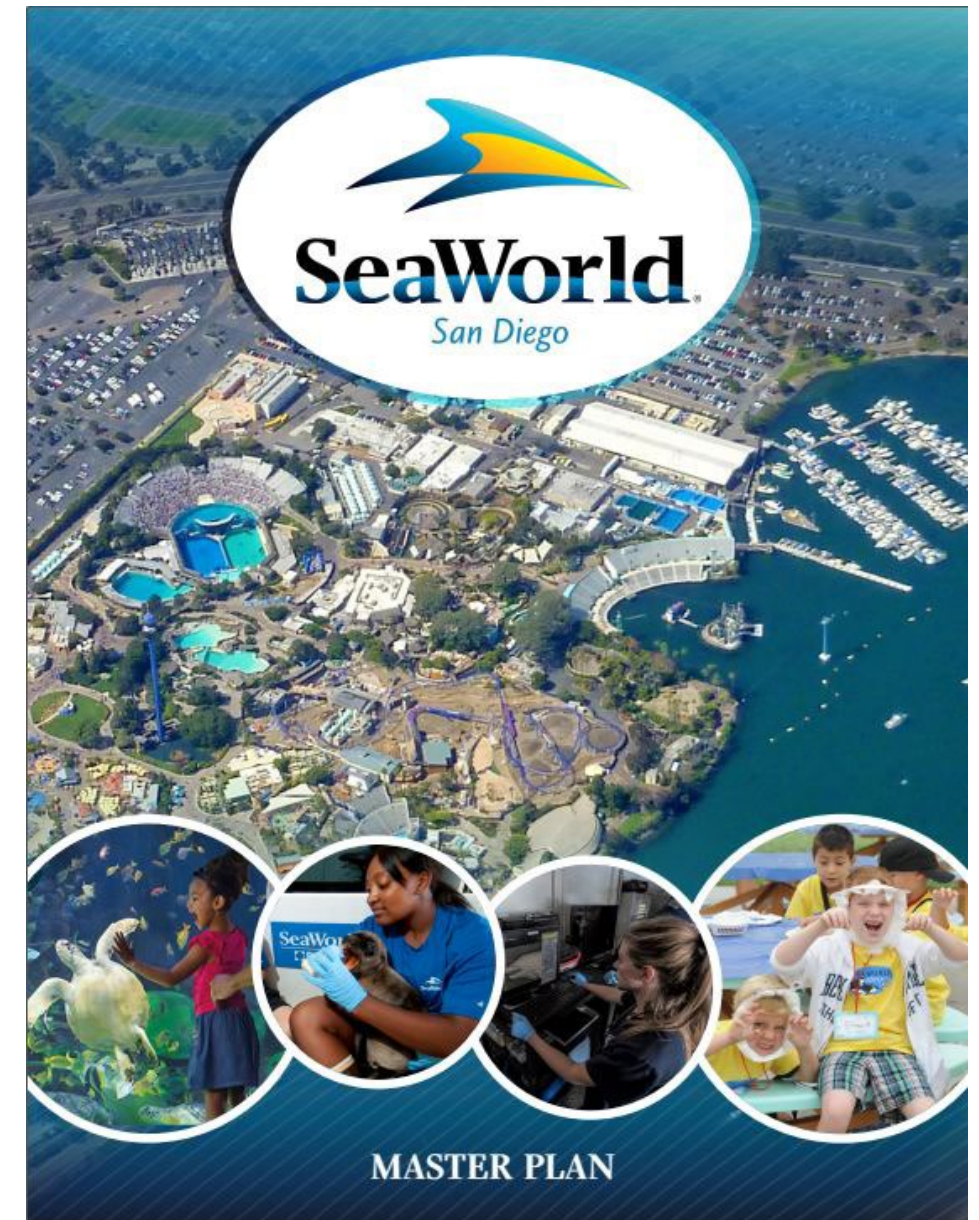
Approvals: Process Level 5 within the Coastal Commission's Jurisdiction
2020 SeaWorld Master Plan
Amendments to the General Plan and Mission Bay Park
Master Plan and Local Coastal Program Land Use Plan

CEQA Determination:
Addendum to 2001 SeaWorld Master Plan Environmental Impact Report

Project Scope

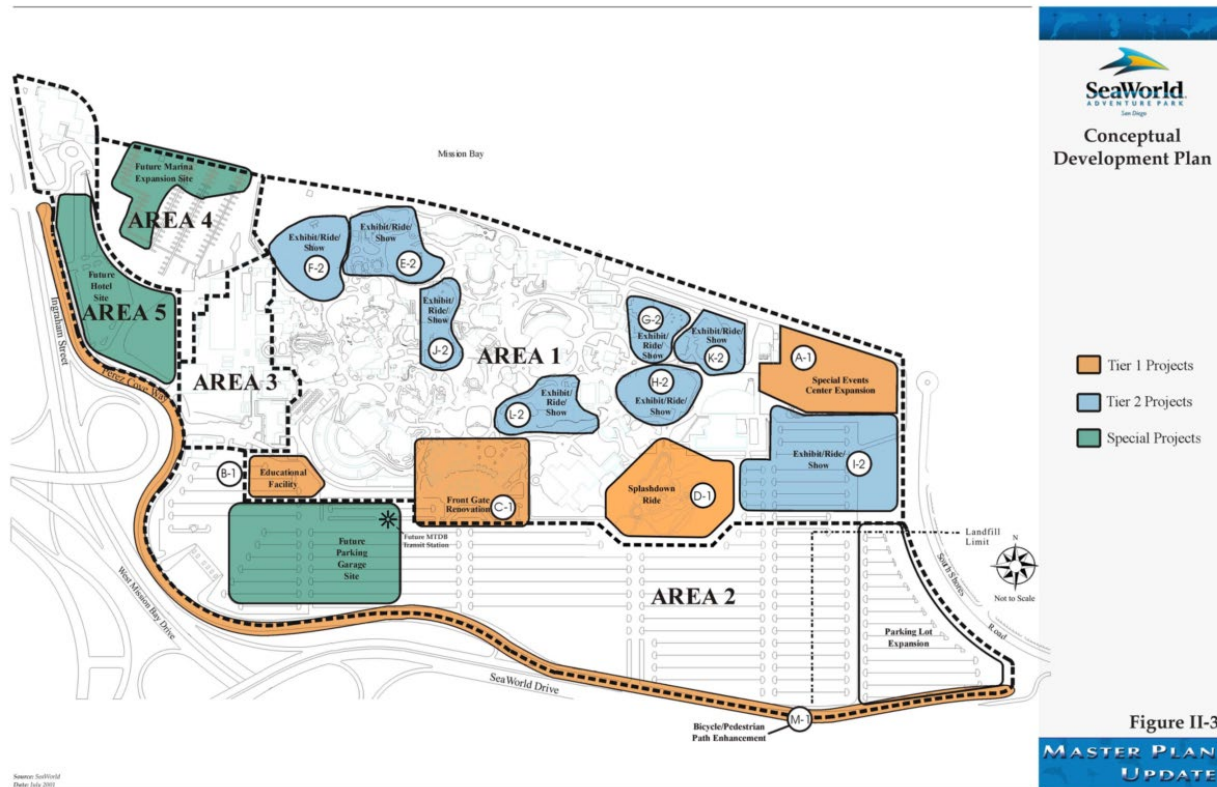
2020 SeaWorld Master Plan

- “Development Plan” described in the lease
 - Five planning areas
 - Site enhancements with design guidelines
 - Development review framework



Area-specific development plan

2002 Master Plan



2020 Master Plan



Master Plan Components

Organized by Chapters

- **Chapter 1 - Introduction**
- **Chapter 2 - Development Plan**
 - 2002 Special Projects
 - General Leasehold Development
 - Five Areas
- **Chapter 3 - Design Guidelines**
- **Chapter 4 - Regulatory Framework**
- **Chapter 5 - Sustainability**



Bike, Walk, and Ride to SeaWorld



Pedestrian and bicycle Improvements



Plug-in stations for EV bikes and cars at various locations



Bus stop transit improvements



Employee communication to support Climate Action Plan alternatives for transportation

Environmental Analysis

The analysis concluded there are **no new environmental impacts** from what was identified in the previously certified 2001 SeaWorld Master Plan Environmental Impact Report

Addendum

Mitigation, Monitoring, and Reporting Program

Recommendations

November 1, 2022

Mission Bay Park Committee
Approve: 7-0-1

November 17, 2022

Parks and Recreation Board
Approve: 9-0-1

Staff Recommendation

RECOMMEND TO APPROVE

2020 SeaWorld Master Plan

**Amendments to the General Plan and the Mission Bay
Park Master Plan and Local Coastal Program Land Use Plan**

RECOMMEND TO ADOPT

Addendum

Mitigation, Monitoring, and Reporting Program

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