

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: May 18, 2017 REPORT NO. PC-17-046

HEARING DATE: May 25, 2017

SUBJECT: SeaWorld Electric Eel Roller Coaster Ride Consistency Review. City Council

PROJECT NUMBER: <u>520681</u>

OWNER/APPLICANT: SeaWorld San Diego

SUMMARY:

<u>Issue</u>: Should the Planning Commission recommend the City Council review the proposed SeaWorld Electric Eel Roller Coaster Ride 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 Electric Eel Ride/2018 Attraction and find it to be consistent with the SeaWorld Master Plan.

<u>Community Planning Group Recommendation</u>: On February 8, 2017, the Mission Bay Park Committee voted 7-0-0 to recommend approval of the SeaWorld Electric Eel Ride/2018 Attraction project (Attachment 6).

<u>Other Recommendations</u>: On February 16, 2017 the City of San Diego Park and Recreation Board voted 6-0-0 to recommend approval of the SeaWorld Electric Eel Ride/2018 Attraction project with no suggested conditions (Attachment 6).

<u>Environmental Review:</u> The SeaWorld Electric Eel Ride/2018 Attraction 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.

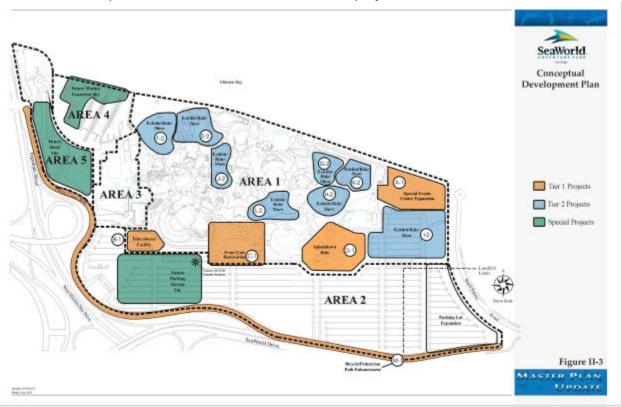
<u>Housing Impact Statement</u>: There is no residential component to the proposed project and no housing would be affected.

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 Electric Eel Ride 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 H-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 a shade structure and construct a new roller coaster ride (Electric Eel Ride), with site improvements and ancillary buildings, including an aquarium building, a retail structure, a maintenance building, shade structures, food service areas and new walkways. The ride will be approximately 150 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

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/elements2.

(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 is the first, and the only one of those four conceptual development sites to be developed to date. 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> SeaWorld Electric Eel Ride is located in the interior of the Theme Park area and is over 500 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> SeaWorld Electric Eel Ride 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, SeaWorld Electric Eel Ride is 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.

¹ SeaWorld Master Plan, page III-1

² SeaWorld Master Plan, pages III-1 to III-5.

<u>Consistency:</u> SeaWorld Electric Eel Ride 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.

Consistency: 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> SeaWorld Electric Eel Ride has been designed to comply with the City of San Diego Noise Ordinance, Chapter 5, Article 9.5 of the Municipal Code.

(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> As explained in the project description, SeaWorld Electric Eel Ride includes a scientific animal education element. The project incorporates technology driven interactive experiences that promote education of eels and undersea scientific exploration.

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 leasehold3.. 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 leasehold4." The applicable Design Guidelines analyzed below include: (1) landscape design, (2) lighting and (3) architecture 5.

(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 review6.

³ SeaWorld Master Plan, page IV-1

⁴ SeaWorld Master Plan, page IV-1

⁵ SeaWorld Master Plan, pages IV-1 to IV-26

⁶ SeaWorld Master Plan, page IV-16

<u>Consistency:</u> SeaWorld Electric Eel Ride utilizes existing mature trees particularly on the east and south sides 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). 7

Consistency: SeaWorld Electric Eel Ride 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. 8

<u>Consistency:</u> The design of SeaWorld Electric Eel Ride 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 SeaWorld Electric Eel Ride to the interior of the Theme Park, it permits portions of SeaWorld Electric Eel Ride to be partially blocked by existing development near the eastern and southern parts of the Theme Park.

SeaWorld Environmental Impact Report Analysis

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 Electric Eel Ride 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.

Neighborhood Character/Aesthetics

⁷ SeaWorld Master Plan, page IV-21

The Tier 2 projects identified in the SeaWorld EIR, including Site H-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 9. Being one of the four Tier 2 projects contemplated to have structural development exceeding 100 feet in height, Site H-2 was assumed in the SeaWorld EIR to be located in the most environmentally-sensitive location. By modifying the location of SeaWorld Electric Eel Ride to a site within 100 feet west of the general area designated for Site H-2 on Figure II-3 of the SeaWorld Master Plan SeaWorld Master Plan the environmental impacts of SeaWorld Electric Eel Ride would be consistent with those identified and analyzed in the SeaWorld EIR for Site H-2.1

The updated photo simulations of the Tier 2 projects attached to this application show that the proposed SeaWorld Electric Eel Ride 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 Electric Eel Ride. Consequently, SeaWorld Electric Eel Ride is expected to create less visual impact than those identified and analyzed in the SeaWorld EIR for Site H-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.

If SeaWorld Electric Eel Ride 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.

^{9 (}SeaWorld EIR, page 4.2-54; SeaWorld Master Plan, page 4.2-58).

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, SeaWorld Electric Eel Ride 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 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 10.

Navcon Engineering Network – Noise and Vibration Consultants, have been engaged by SeaWorld to conduct the noise analysis and their report dated March 20, 2017 is contained as Attachment D to the coastal development permit application. "The results of the Electric Eel 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) but the noise will not be audible at the Park and Residential Locations (L2, L3, L4, L5, L6 & L7). The predicted Electric Eel Roller Coaster noise levels are within the City of San Diego noise level limits". As a result, the Navcon report demonstrates that SeaWorld Electric Eel Ride 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 11. Similarly, SeaWorld Electric Eel Ride 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

¹⁰ SeaWorld EIR, page 4.7-24.

¹¹ SeaWorld EIR, page 4.7-24.

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 12. SeaWorld Electric Eel Ride is located a significant distance from the documented landfill perimeter provided by the City (approximately 1,000 feet). Therefore, no threat to human health or the environment is expected to result from the project.

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 Electric Eel Roller Coaster Ride is consistent with the SeaWorld Master Plan, with modifications.
- 2. Find that SeaWorld Electric Eel Roller Coaster Ride is not consistent with the SeaWorld Master Plan.

Respectfully submitted,

Elyse W. Lowe

Deputy Director

Development Services Department

Elyse W. Lowe

Attachments:

Morris E. Dye

Development Project Manager

Mouis Edge

Development Services Department

- 1. Aerial Photograph
- 2. Project Location Map
- 3. Area 1 in Figure II-3
- 4. Project Site Plan
- 5. Project Elevations
- 6. Community Planning Group Recommendations

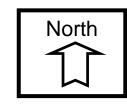
¹² SeaWorld EIR, pages 4.11-1 to 4.11-9.





Aerial Photo

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

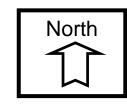






Aerial Photo

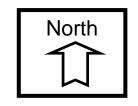
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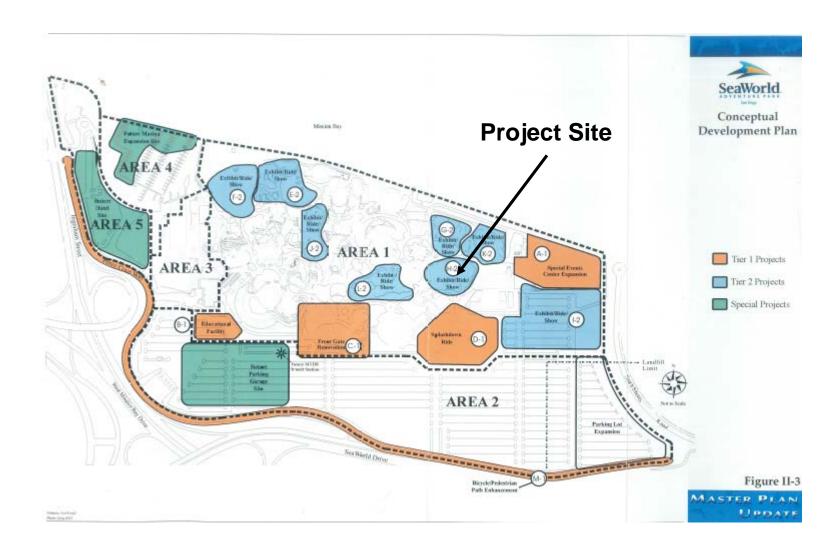




Project Location Map

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

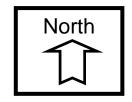






Area 1 in Figure II-3

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





LEGEND



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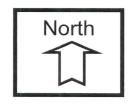
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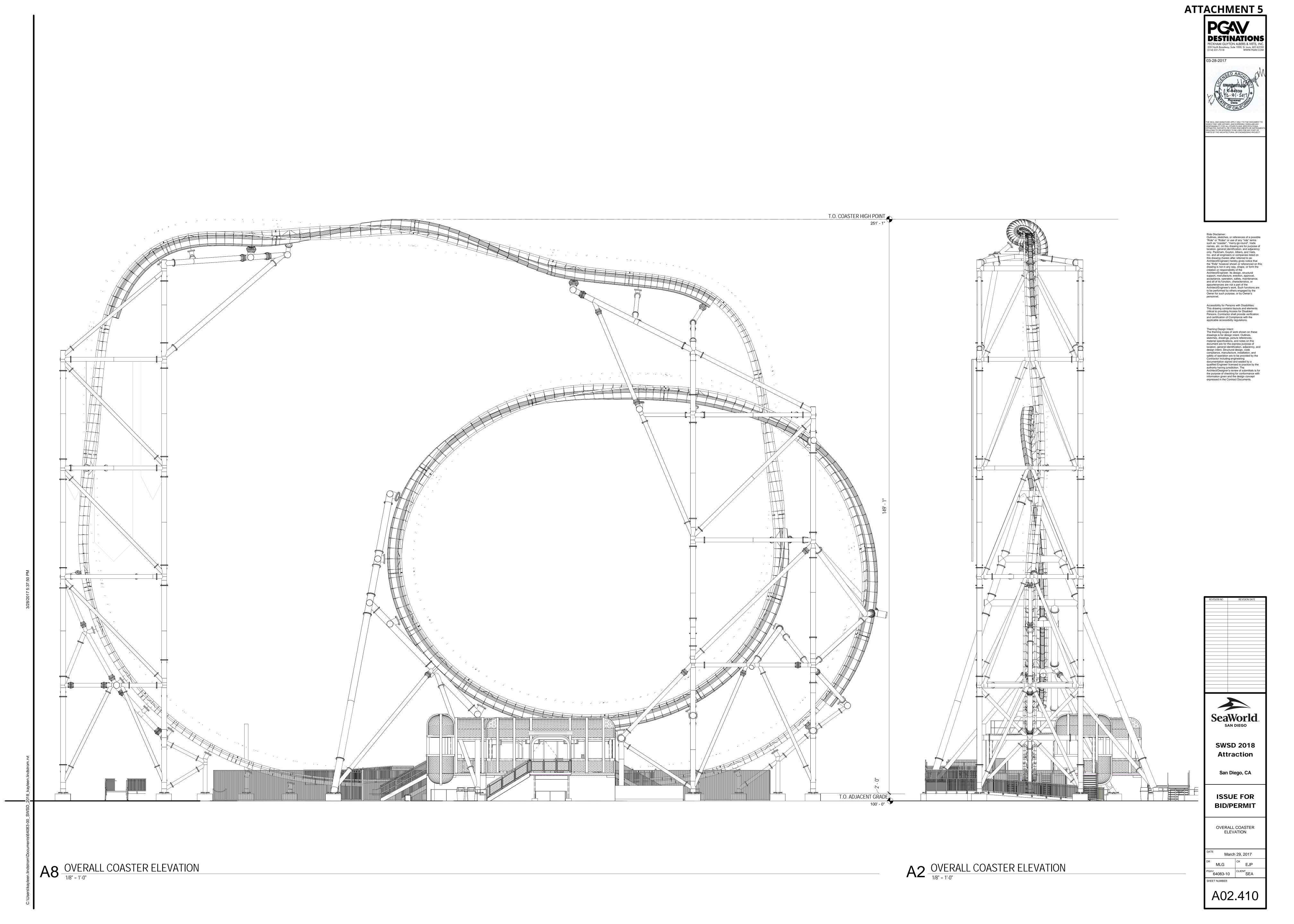


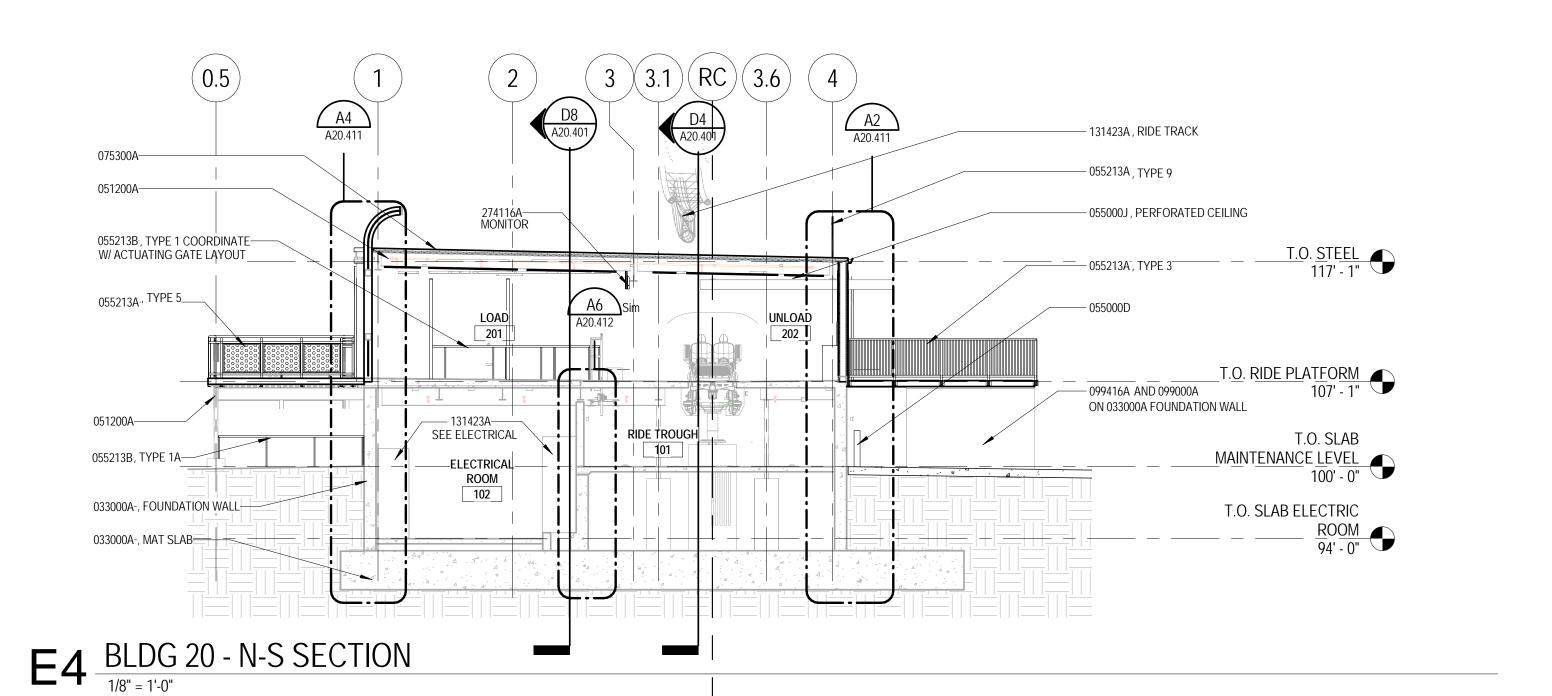
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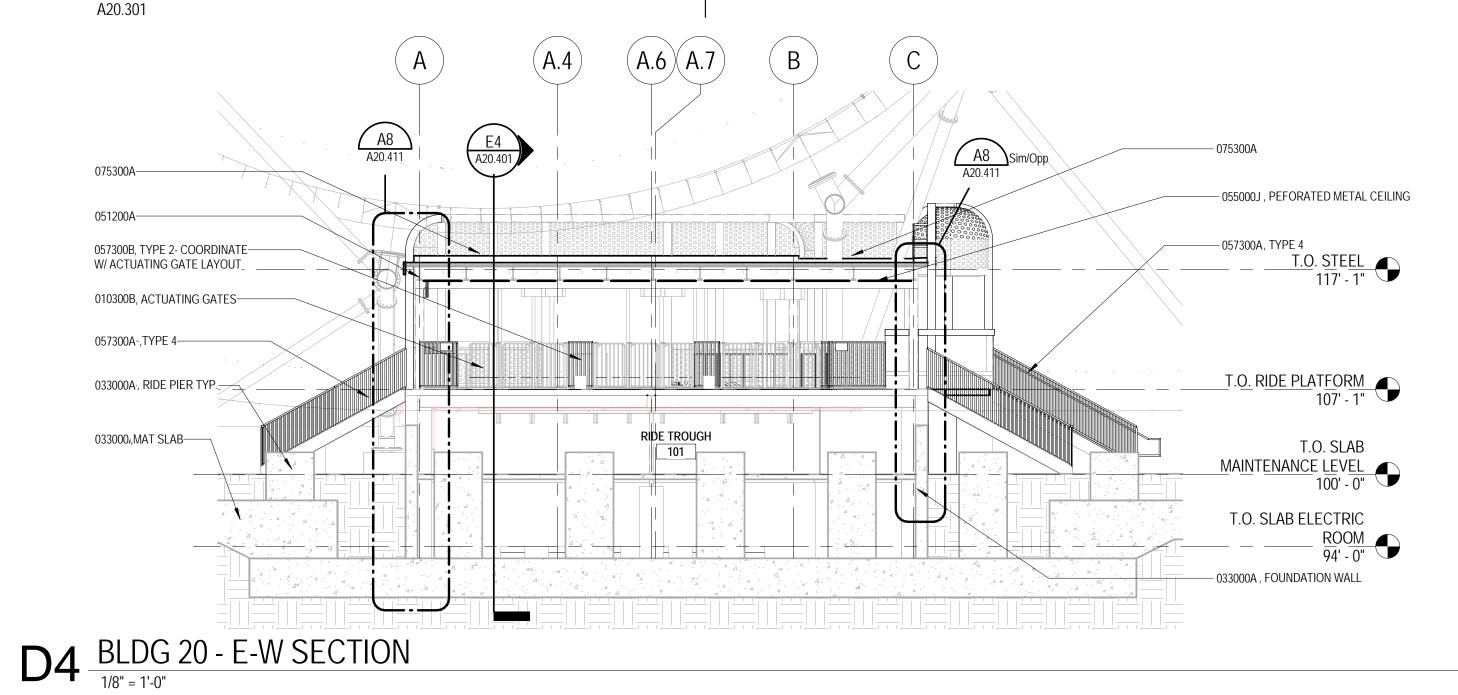
Site Plan

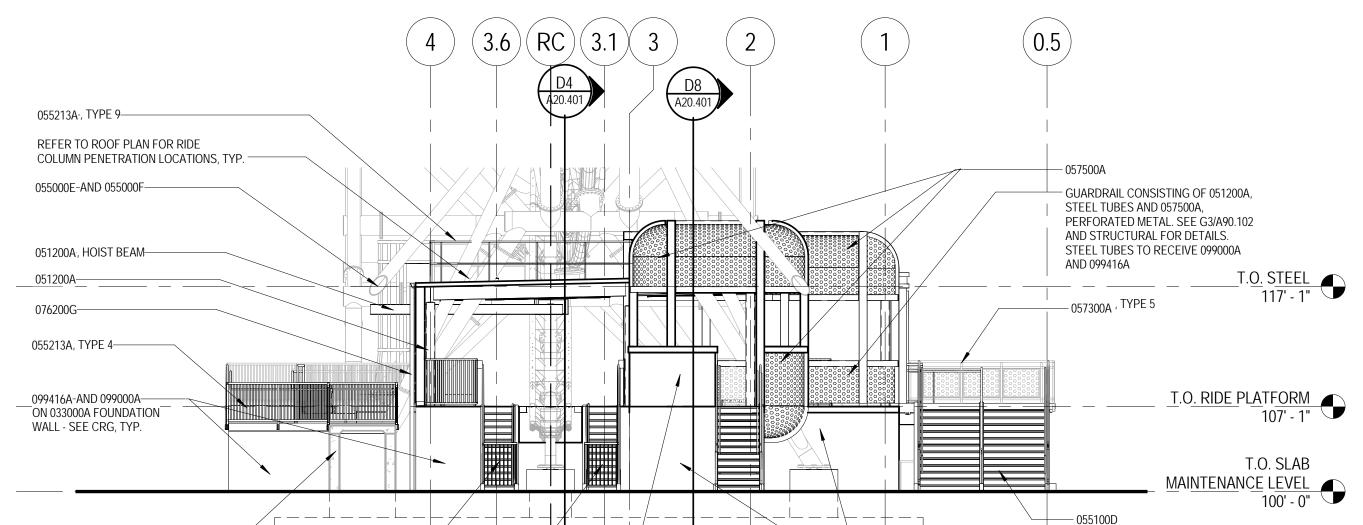
SeaWorld Electric Eel Ride/2018 Attraction 500 Sea World Drive PROJECT NO. 520681

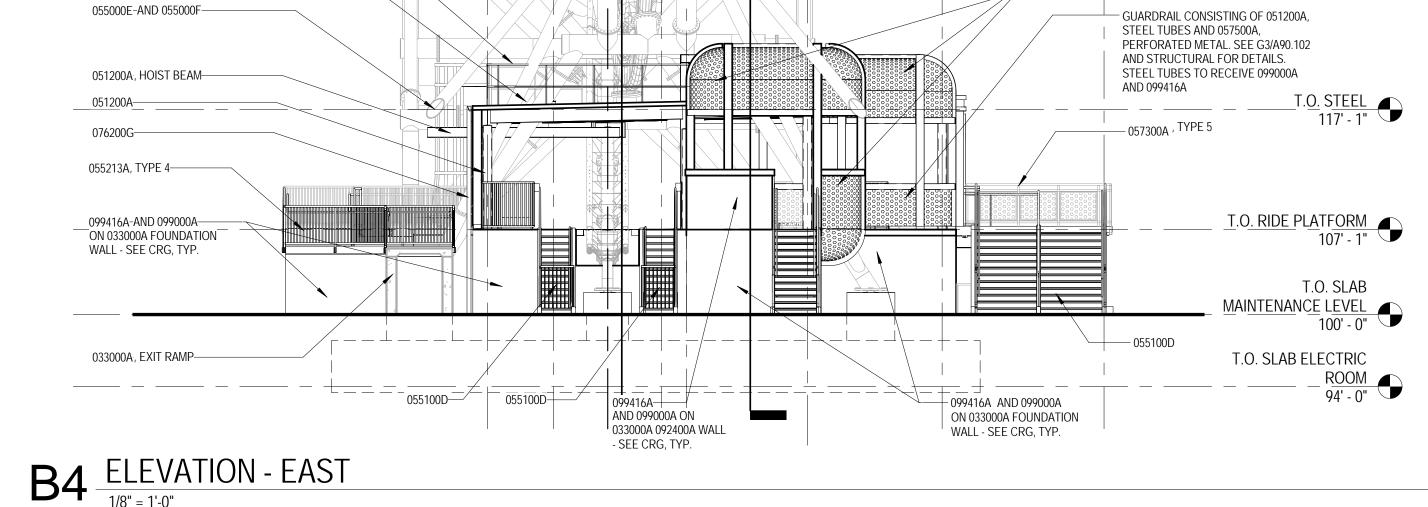


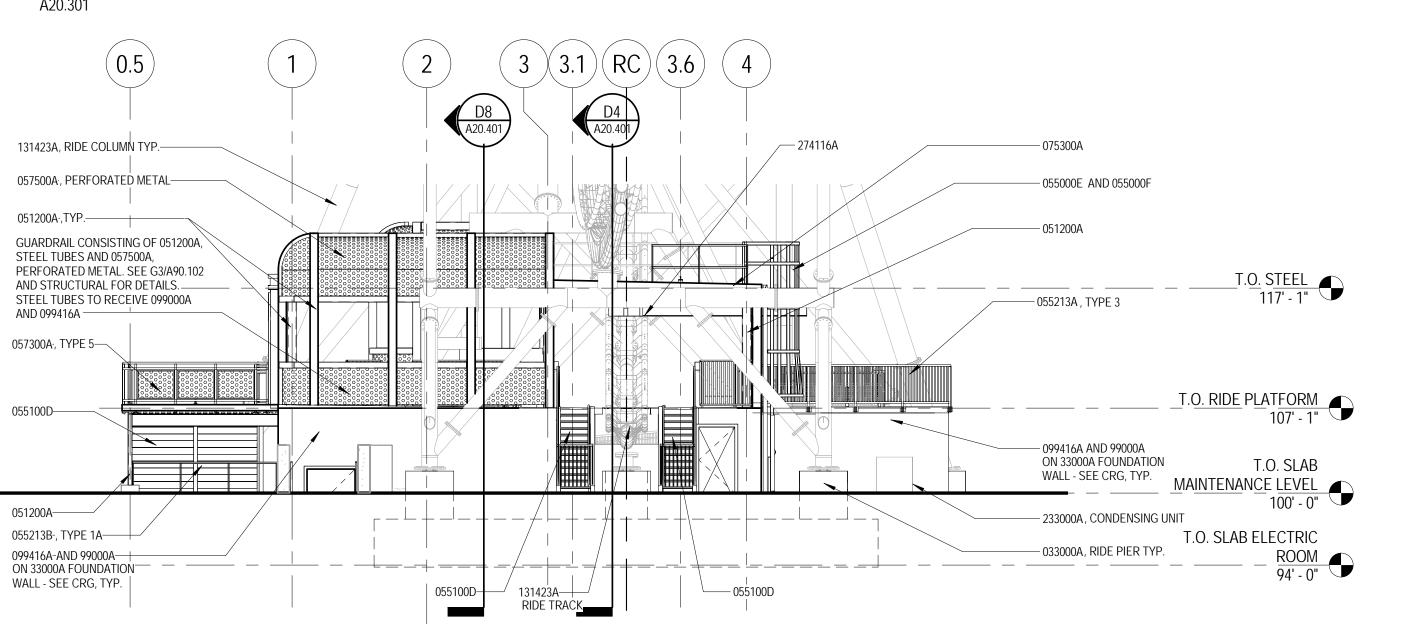












Keynote List

Key Value Keynote Text OWNER FURNISHED & CONTRACTOR INSTALLED - AS NOTED CONCRETE 051200A STRUCTURAL STEEL SHAPE - AS NOTED - REF STRUCT

055000C ACCESSORY - AS NOTED 055000D PIPE BOLLARD 055000E METAL LADDER - AS NOTED

055000F LADDER CAGE STAINLESS STEEL COMPONENT - AS NOTED 055000J 055100C STRINGER - AS NOTED

GUARDRAIL - MEMBER SIZE AS NOTED 055213B HANDRAIL - MEMBER SIZE AS NOTED 057300A **GUARDRAIL** 057300B HANDRAIL

DECORATIVE FORMED METAL

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HVAC EQUIPMENT AUDIO-VIDEO EQUIPMENT

Ride Disclaimer: Outlines, sketches, or references of a possible "Ride" or "Rides" or use of any "ride" terms such as "coaster", "merry-go-round", trade names, etc. on this drawing are for purpose of location, general identification, and adjacency only. Peckham, Guyton, Albers, and Viets, Inc. and all engineers or companies listed on this drawing (herein after referred to as Architect/Engineer) hereby gives notice that the "Ride" however shown or referenced on the drawing is not in any way, shape, or form the creation or responsibility of the Architect/Engineer. Its design, structural support, manufacture, erection, approval, acceptance, operation, safety, maintenance and all of its function, characteristics, or appurtenances are not a part of the Architect/Engineer's work. Such functions are to be performed by others engaged by the Owner for such purpose, or by Owner's

ATTACHMENT 5

3/28/2017

DESTINATIONS

00 North Broadway, Suite 1000, St. Louis, MO 631 14) 231-7318 WWW.PGAV.CO

Accessibility for Persons with Disabilities: This drawing contains layouts and elements critical to providing Access for Disabled Persons. Contractor shall provide verification and certification of Compliance with the applicable accessibility regulations.

Theming Design Intent:
The theming scope of work shown on these drawings is for design intent. Outlines, sketches, drawings, picture references, material specifications, and notes on this document are for the express purpose of location, general identification, adjacency, and design intent. Structural design, code compliance, manufacture, installation, and authority having jurisdiction. The Architect/Designer's review of submittals is for the purpose of checking for conformance with information given and the design concept expressed in the Contract Documents

GENERAL NOTES

1. ELEVATION 100'-0" IS A RELATIVE ELEVATION. SEE CIVIL DRAWINGS FOR ALL TRUE

2. REFER TO STRUCTURAL FOR TOP OF SLAB ELEVATIONS AND SLOPES. 3. REFER TO CIVIL DRAWINGS FOR GRADING, ELEVATIONS, AND SITE IMPROVEMENTS 4. REFER TO MECHANICAL, ELECTRICAL, PLUMBING, FIRE SUPPRESSION, AND LIFE SUPPORT SYSTEMS DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL SCOPE OF

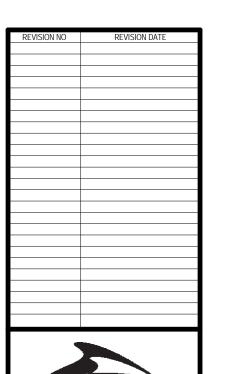
5. FINISH GRADES SHALL BE SMOOTH AND CONSISTENT WITHOUT POTENTIAL FOR PONDING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM 2% SURFACE DRAINAGE SLOPE FROM BUILDINGS, STRUCTURES, AND PAVING INTO DRAINAGE STRUCTURES. REFER TO CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN. NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT OF DISCREPANCIES BETWEEN CONDITIONS SHOWN AND ACTUAL FIELD CONDITIONS. 6. RIDE RESTRICTED FENCE LAYOUT DIMENSIONS ARE SHOWN FOR INFORMATION ONLY.

FINAL LOCATION AND EXTENT OF RIDE RESTRICTED FENCE TO BE CONFIRMED BY RIDE MANUFACTURER. REFER TO SHEET **G01.101** FOR INFORMATION REGARDING RIDE CLEARANCE AND REFER TO FINAL RIDE DRAWINGS FOR FINAL CLEARANCE ENVELOPE DIMENSIONS.

7. REFERENCE CHARACTER REFERENCE GUIDE FOR ALL 099416A THEMED PAINTING TYPES AND LOCATIONS.

8. REFER TO G01.131 FOR ALL TYPICAL PAVING DETAILS. 9. ALL 051200A, COLUMNS TO RECEIVE 099000A, PT-3 SHEET NUMBER

10. REFER TO G01.351 FOR ADDITIONAL STAIR AND RAILING REQUIREMENTS. 11. CONCRETE SURFACES RECEIVING 099416A THEMED PAINT TO HAVE BUG HOLES FILLED PRIOR TO APPLICATION OF PAINT.



SeaWorld

SAN DIEGO

SWSD 2018 Attraction

San Diego, CA

ISSUE FOR BID/PERMIT

BLDG 20 - ELEVATIONS & SECTIONS

> March 29, 2017 EJP

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MINUTES

City of San Diego Park and Recreation Board MISSION BAY PARK COMMITTEE Wednesday, February 8, 2017

Meeting Location:

Santa Clara Point Recreation Center 1008 Santa Clara Place San Diego, CA 92109 **Mailing Address:**

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

ATTENDANCE:

Members Present

Paul Robinson
David Potter
Darlene Walter
Jim Greene
Kevin Konopasek
Ron Anderson
Giovanni Ingolia
Cynthia Hedgecock

Members Absent

William Earley

Staff Present

Stacy McKenzie Jeff Van Deerlin

CALL TO ORDER - Chairperson Robinson called the meeting to order at 6:00 P.M.

APPROVAL OF THE MINUTES

IT WAS MOVED/SECONDED (Potter/Ingolia) AND CARRIED TO APPROVE THE MINUTES OF JANUARY 3, 2017 (8-0-0)

NON-AGENDA PUBLIC COMMENT / COMMUNICATIONS

- Comments made on vector control near the Northern Wildlife Preserve
- Update on Pacific Beach Clean-up day
- Apology from event organizer that did not show up at a previous meeting after he requested to be placed on agenda for his special event.

CHAIRPERSONS REPORT

None

STAFF REPORTS

Liezl Mangonon/Ryan Purdy/James McGuirk- Council District 2 Representative

Mr. McGuirk reported for fiscal year 2016; City Crews repaired 27 miles of streets, filled 7,961 potholes and repaired 16,671 square feet of sidewalk in District 2. On January 20th Councilmember Lorie Zapf submitted her Fiscal Year 2018 Budget Suggestions consistent with

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her top priorities; Funding for infrastructure and road repair, Public Safety Personnel recruitment and retention efforts, Recreation center and library hours to maintain current hours and levels of operation. Councilmember Zapf is no longer the Chair of the Smart Growth and Land Use (SGLU) Committee, and is now the Chair of the Economic Development and Intergovernmental Relations (ED&IR) Committee.

<u>Stacy McKenzie, District Manager, Mission Bay Park</u> None

<u>Lieutenant John Sandmeyer, San Diego Lifeguard Service</u>

Navigational buoy repaired near the jetty with Park and Recreation staff assistance. Beach bars and moorings are being checked for compliance.

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. Attraction Electric Eel-SeaWorld-Marilyn Hannes SWSD Park President

SeaWorld has four (4) areas for development of structures over 100 feet. The Environmental Impact Report done in 2001 calls out the projects. The ride will be 150 feet tall and located in the interior of the park. The ride will reach a speed of 62 mph. Existing trees buffer the lower portion of ride. There will be an educational component with information about Eels. The SeaWorld Master Plan approved by City Council and Coastal Commission calls out locations. The Environmental Impact Review analyzed all the sites for worst case scenarios. The Sea World Master Plan requirement is that it be at least 50% transparent, this attraction is 85% transparent and open to air.

Ms. Swink has concerns about SeaWorld categorizing the ride as educational. She is of the opinion that a roller-coaster is not an educational attraction. The Sea World lease with the City of San Diego requires that educational exhibits and attractions represent no less than 75% of the area within the park itself.

<u>ADVISORY APPROVAL OF THE ELECTRIC EEL -IT</u> WAS MOVED/SECONDED (Potter/Konopasek) AND CARRIED TO APPROVE THE ELECTRIC EEL AT SEAWORLD (7-0-0)*

*Ms. Walter recused herself from the vote as she works at SeaWorld.

202. Midway/Pacific Highway Community Plan Recreation Element Park Equivalency

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in Mission Bay Park - Craig Hooker, City of San Diego

The plan provides 2.8 acres of population based park land per 1,000 residents. Mr. Hooker recommended approval of the Midway/Pacific Highway Community Plan-Recreation Element.

APPROVAL OF THE MIDWAY/PACIFIC HIGHWAY COMMUNITY PLAN RECREATION ELEMENT PARK EQUIVALENCY IN MISSION BAY PARK- IT WAS MOVED/SECONDED (Potter/Konopasek) AND CARRIED TO CONTINUE THE MATTER UNTIL COMMITTEE RECIVES INPUT FROM RECOGNIZED PLANNING GROUP. (8-0-0)

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. Bikes, Boards and Brews, Sara Berns

IT WAS MOVED/SECONDED (Ingolia/Potter) TO ACCEPT STAFFS RECOMMENDATION AND APPROVE THE EVENT TO BE HELD SATURDAY, MAY 6, 2017 FROM 12 NOON-5:00PM AT CROWN POINT PARK AS LONG AS ALL MISSION BAY PARK LESSEES ARE NOTIFIED AND PROOF OF THAT ACTION IS GIVEN TO THE PERMIT CENTER. (Ingolia/Potter) 7-0-1

WORKSHOP ITEMS (No actions taken; discussed by the Committee and staff) 401. None

INFORMATION ITEMS

501. Water Sewer Group Job 827 Update, Stephen Lindsey, City of San Diego

Mr. Lindsey gave an update on Group Job 827. They are replacing about 2,829 linear feet and realigning about 2,175 linear feet of sewer mains in Mission Bay Golf Course, North Mission Bay Drive and Mission Bay Park. This project is staged at North De Anza Park and should be completed by Memorial Day Weekend.

502. 3 year Lease Agreement with Campland LLC, a Delaware Limited Liability, d.b.a. Campland by the Bay – Vladimir Balotsky, City of San Diego

Mr. Balotsky spoke about the short term lease that starts November 2017 and goes till 2020. Campland takes advance registration up to 2 years. Campland is 40 acres and contains 560 spaces.

SUB-COMMITTEE

601. None

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

ADJOURNMENT - Chairperson Robinson adjourned the meeting at 7:00 P.M.

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Notice of Next Regularly Scheduled Meeting:

TBA

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

Respectfully Submitted,

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.

City of San Diego Park and Recreation Board

Thursday, February 16, 2017 Minutes

"TO PROVIDE HEALTHY, SUSTAINABLE, AND ENRICHING ENVIRONMENTS FOR ALL"

Meeting Held at:

Balboa Park Club Ballroom 2150 Pan American Road West San Diego, CA 92101 Mailing Address is:

City of San Diego 202 C Street, MS 37C San Diego, CA 92101

Members Present

William Diehl, Chair David Kinney, Vice Chai Jon Becker Ron Cho Bobby Hughes Dennis Otsuji **Members Absent**

William Diehl, Chair David Baron (Excused)
David Kinney, Vice Chair Robert Chavez (Excused)
Jon Becker Hazel Ocampo (Excused)

City Staff Present

Herman Parker, Director

Heather Ferbert
Andrew Field
Paul Kilburg
Betsy Miller
Mark Moncey
Kim Roeland
Kathy Ruiz
Casey Smith
Steve Smith
Gina Washington
Jane Witzke
Nancy Zamora-Hudson

Due to technical difficulties the minutes herewith are abbreviated.

CALL TO ORDER - The meeting was called to order by Chair Diehl at 2:15 p.m.

APPROVAL OF THE MINUTES OF JANUARY 19, 2017.

MOTION: MOVED/SECONDED Mr. Becker/Mr. Hughes

A motion was made by Mr. Becker and seconded by Mr. Hughes to approve the January 19, 2017 meeting minutes. Vote was approved (6-0-0).

REQUEST FOR ITEMS TO BE PLACED ON CONSENT AGENDA

The Chair may entertain a motion by any Board member to approve any agenda item as consent when no speaker slips have been submitted in favor or in opposition to the item. Items approved on consent are approved in accordance with staff's recommendation as reflected on the agenda and described in the Staff Report to the Park and Recreation Board, unless otherwise noted in the motion. At this time the Board may consider adoption of one or more items on the adoption agenda as "Consent" items.

MOTION: MOVED/SECONDED

Mr. Becker/Mr. Otsuji

A motion was made by Mr. Becker and seconded by Mr. Otsuji to move Item 102 and Item 103 to the consent agenda. The motion was approved (6-0-0).

COMMITTEE REPORTS

Community Parks I Area Committee - No Report Community Parks II Area Committee - No Report Balboa Park Committee - No Report Mission Trails Regional Park Citizens' Advisory Committee - No Report De Anza Special Study Ad Hoc Committee - No Report

REQUEST FOR CONTINUANCE - None.

<u>COMMUNICATIONS</u> – None.

(Limited to items not on the agenda. Each one will be limited to three minutes and is not debatable.)

CHAIRPERSON'S REPORT

- Chair Diehl reported that he will be moving to Ohio this summer. He has three Board Meetings left.

DIRECTOR'S REPORT

- Mr. Parker reported that his Executive Assistant Bonnie Pearson had officially retired. He introduced her successor Executive Assistant Nancy Zamora-Hudson.
- Mr. Parker recognized Bettie Peabody for being awarded the "Champion of the Community" Award by the California Park & Recreation Society. Mrs. Peabody was nominated by San Diego Park and Recreation Department with the strong endorsement and support of Friends of Balboa Park.

ACTION ITEMS

101. <u>Tecolote Canyon Natural Park Natural Resource Management Plan and Tecolote Canyon Natural Park Master Plan Amendment</u>

Ms. Kim Roland, Senior Planner, Planning Department and Ms. Betsy Miller, Senior Planner, Park and Recreation Department presented a report and PowerPoint presentation to request staff's recommendation and approval of the Board for their proposed Tecolote Canyon Natural Park Natural Resource Management Plan and Master Plan Amendment. The presentation outlined the following:

- Background
- Discussion
- Project Description
- Requested Action

MOTION: MOVED/SECONDED Mr. Kinney/Mr. Becker

A motion was made by Mr. Kinney and seconded by Mr. Becker to approve Item 101. The motion was approved (6-0-0).

102. Renaming of Morley Green Mini Park to John Baca Park

Action Item 102 was moved to the consent agenda.

103. Renaming of the Carmel Valley Riparian Enhancement Project (CVREP) Trail To "The Marvin Gerst Trail"

Action Item 103 was moved to the consent agenda.

104. Sea World's Electric Eel Attraction

Ms. Marilyn Hannes, President, Sea World San Diego presented a report and PowerPoint Presentation to request staff's recommendation and approval of the Board for their proposed Electric Eel Attraction at Sea World. The presentation outlined the following:

- Background
- Discussion
- Project Description
- Requested Action

MOTION: MOVED/SECONDED Mr. Kinney/Mr. Otsuji

A motion was made by Mr. Kinney and seconded by Mr. Otsuji to approve Item 104. The motion was approved (6-0-0).

INFORMATION ITEM

201. <u>Draft Naming Council Policy</u>

Presenter: Andrew Field, Assistant Director, Park and Recreation Department

Mr. Field's presentation outlined the proposed City Council Draft Policy that the Department of Corporate Partnerships and Sponsorship was putting forward in regard to the implications of naming parking assets.

The presentation outlined the following:

- Comparison between existing Policy 1001 for naming Park and Recreation Facilities which was last updated in 2001. Both have similar requirements. The objective of the proposed policy is to provide the City with a consistent method of naming assets.
- The proposed policy is not a marketing partnership; not for naming public streets; not associated with public art; not associated with naming safety assets; excludes donation policy which already exists; excludes donor policy (not governed by this policy); excludes honorary naming (names facilities primary on location and historicity).
- The proposed policy sets very specific guidelines for the renaming of assets for outstanding members of the community which are consistent with Policy 1001 in the past.

- Draft policy sets protocol for large scale funding campaigns. Donor recognition for specific building or park or feature (i.e. fountain). The policy guidelines are stated on pages 7-9 of the draft. Requires City Council approval. These specific procedures are not present in the existing policy and thus would be added to Policy 1001.
- Park and Recreation Board policy calls for Area Committees I and II to have a role in naming. This would be an added layer of review.
- Park and Recreation Staff continue to maintain neutrality in all naming aspects. The
 policy provides for maximum public input. The draft policy also provides for the City
 to have a policy that allows for all city assets to be named in a coherent and cohesive
 method.

Comments/questions from members:

- Mr. Cho asked about the duration of naming an asset. Mr. Field stated that it is encouraged that names would last for a long time. The naming should have value to the community. Names can be changed but we don't set forth a time limit for a name.
- Chair Diehl asked for clarification as to whether the Board currently goes to City Council for approval. Mr. Field stated that if there is no funding involved the Board has final approval.
- Chair Diehl requested a review of the approval process for naming rights when funding is involved. Mr. Field stated that it first went to the Area Committee; then to the Board; then to the City Council Committee; and then to the City Council.

<u>Details of the reports and PowerPoint presentations can be found on the Park and Recreation Department website at:</u>

http://www.sandiego.gov/parkandrecboard/reports

WORKSHOP - None

ADJOURNMENT - The meeting was adjourned at 3:26 p.m.

Next Regular Meeting: Thursday, March 16, 2017.

Balboa Park Club Ballroom 2150 Pan American Road West San Diego, CA 92101

Submitted by,

Herman Parker Park and Recreation Director