

RESOLUTION NUMBER R- 316977

DATE OF FINAL PASSAGE OCT 16 2026

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO ADOPTING ADDENDUM NO. 0646353 TO
ENVIRONMENTAL IMPACT REPORT 99-0618/SCH NO.
1984030708 AND ADOPTING A MITIGATION MONITORING
AND REPORTING PROGRAM FOR 2020 SEAWORLD
MASTER PLAN UPDATE, PROJECT NUMBER PRJ-0646353.

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. On June 5, 2001, the Council adopted Resolution No. R-295138 certifying the 2002 SeaWorld Master Plan Environmental Impact Report No. 99-0618/SCH No. 1984030708, adopting Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, a copy of which is on file in the Office of the City Clerk in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code (Public Resources Code) section 21000, *et seq.*), and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, section 15000, *et seq.*).

B. On October 14, 2019, SeaWorld, LLC submitted an application to the Development Services Department for amendments to the General Plan and the Mission Bay Park Master Plan and Local Coastal Program Land Use Plan to update the SeaWorld Master Plan to include future site enhancements with design guidelines (Project).

C. CEQA Guidelines section 15164 allows a lead agency to prepare an Addendum to an Environmental Impact Report if the Addendum meets the requirements of CEQA.

D. On July 16, 2026, the Planning Commission of the City of San Diego considered an update to the 2020 SeaWorld Master Plan and amendments to the General Plan and Mission

Bay Park Master Plan and Local Coastal Program Land Use Plan and voted to recommend adoption of the Addendum and approval of the Project.

E. The matter was set for a public hearing and heard by the Council of the City of San Diego on October 13, 2026. At the hearing, the Council considered the issues discussed in the Addendum prepared for the Project.

F. The Office of the City Attorney prepared this Resolution based on the information provided by City staff (including information provided by affected third parties and verified by City staff), with the understanding that this information is complete and accurate.

ACTION ITEMS

Be it resolved by the Council of the City of San Diego:

1. The information contained in the 2002 SeaWorld Master Plan Environmental Impact Report No. 30330/30432/SCH No. 2004651076, and the Addendum, including comments received during the public review process, has been reviewed and considered by the Council in connection with the approval of the Project.

2. No substantial changes are proposed to the Project, and no substantial changes to the circumstances under which the Project is to be undertaken that would require major revisions in the Environmental Impact Report for the Project due to significant environmental effects or a substantial increase in the severity of previously identified environmental effects.

3. No new information of substantial importance has become available showing that the Project would have any significant effects not discussed previously in the Environmental Impact Report or that any significant effects previously examined will be substantially more severe than shown in the Environmental Impact Report.

4. No new information of substantial importance has become available showing that mitigation measures or alternatives previously determined to infeasible are now feasible and

would substantially reduce any significant effects, but which the Project proponents decline to adopt and there are no considerably different mitigation measures or alternatives not previously considered which would substantially reduce any significant effects, but that the Project proponents decline to adopt.

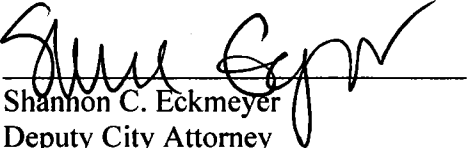
5. Under CEQA Guidelines section 15164, only minor technical changes or additions are necessary, and therefore, the Council adopts the Addendum to 2002 SeaWorld Master Plan Program Environmental Impact Report No. 30330/30432/SCH No. 2004651076, a copy of which is on file with the City Clerk.

6. Pursuant to Public Resources Code section 21081.6, the Council adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the project as required by this Council in order to mitigate or avoid significant effects on the environment. A copy of the Mitigation Monitoring and Reporting Program is attached to this Resolution as Exhibit A.

7. The Environmental Impact Report and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

8. The City Clerk is directed to file a Notice of Determination in accordance with CEQA with the San Diego County Clerk's Office and the State Clearinghouse in the Office of Land Use and Climate Innovation regarding the Project.

APPROVED: HEATHER FERBERT, City Attorney

By 
Shannon C. Eckmeyer
Deputy City Attorney

SCE:ddr
June 23, 2026
Or.Dept: Development Services Department

Doc. No. 4471719

Attachment: Exhibit A – Mitigation Monitoring and Reporting Program

I certify that the Council of the City of San Diego adopted this Resolution at a meeting held on

OCT 13 2026

DIANA J.S. FUENTES
City Clerk

By Connie Patterson
Deputy City Clerk

Approved: 10/15/26
(date)

Todd Gloria
TODD GLORIA, Mayor

Vetoed: _____
(date)

TODD GLORIA, Mayor

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

SeaWorld 2020 Master Plan

[PRJ-0646353 / SCH NO. 1984030708]

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies, at a minimum, the department responsible for monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and the completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the City Clerk, 202 C Street, San Diego, CA 92101.

MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)

The project shall be required to comply with the applicable mitigation measures outlined within the MMRP of the previously adopted EIR and those identified with the project-specific subsequent technical studies. The following mitigation measures specifically apply to this project, in addition to any project design features as required in the 2020 Master Plan.

Air Quality:

Mitigation Measure 4.9-1: As a condition of any grading or building permit, construction management procedures shall be implemented to clean up dirt and debris spillage from public roads, and route construction traffic through the least sensitive areas. Use of transportation control measures to encourage carpooling among construction workers and to schedule deliveries to non-peak traffic hours is recommended to reduce adverse, but less than significant impacts from construction-related exhaust emissions.

Biological Resources:

Mitigation Measure 4.6-1: Prior to Coastal Permit application the project proponent shall prepare a project-specific shadow analysis for Tier 2 projects located in future development areas F-2, E-2, G-2 and K-2; and the Future Hotel Special Project to determine the extent of shadow impacts on eelgrass in Pacific Passage, Perez Cove and the Waterfront Stadium lagoon. The shadow analysis shall be performed for the time periods described in Section 4.3, Light, Glare and Shading, in this EIR. If no shadow impact would occur in these areas as a result of the project specific analysis, no further mitigation would be required. If no shadow impact would occur as defined above in these areas as a result of the project specific analysis, no further mitigation would be required. If a shadow impact would occur during this timeframe it would only occur during the eelgrass dormant period as described in the impact analysis above. For shadow impacts that would occur during the eelgrass dormant period, a project specific monitoring program shall be undertaken that includes the provisions described below under eelgrass monitoring program.

Eelgrass Monitoring Program

Once construction is completed at one of the potentially shade impacted sites, three years of eelgrass monitoring shall be conducted, specifically in the early spring (April) and early fall (October) of the three years. These two times of the year would best track the initial growing phase of the eelgrass, in the spring and the post summer peak, and in the early fall, before the dormant period begins. The area to be monitored would be along the shore and out far enough into the water to cover the area where a shadow would be cast during the majority of the daylight hours in December. The monitoring program would be initiated once development is completed at each of the sites, and the monitoring schedule at each site would be independent of the other. If the monitoring indicates a reduction in the eelgrass bed coverage, then an eelgrass revegetation program shall be implemented in conformance with the Southern California Eelgrass Mitigation Policy as described below in Mitigation Measure 4.6-2.

Mitigation Measure 4.6-2: Prior to application for development of the Future Hotel project landing dock and the Marina Expansion project, a project-specific shadow analysis shall be conducted as described above in Mitigation Measure 4.6-1 to determine the exact area of impact resulting from docks and boats. For these impacts eelgrass shall be replaced at a 1.2:1 ratio, which is in conformance with the eelgrass replacement ratios outlined in the Southern California Eelgrass Mitigation Policy. Furthermore, a pre- and post-construction eelgrass survey shall be undertaken to determine the area of eelgrass habitat that would be impacted by the shadows. The proposed projects could require the creation of approximately 1.12 to 1.20 acres of eelgrass. This scenario assumes that all of the shading impacts would occur under the pier, dock, and permanent boat placement.

Eelgrass mitigation sites do not appear to be readily available within the water area of the SeaWorld leasehold. Further exploration of options and alternatives for eelgrass transplant in the amount needed to offset the impacts would have to be conducted under an eelgrass mitigation plan study, which would be determined when the marina expansion or landing dock would be developed. The eelgrass mitigation plan study and implementation would be conducted in conformance with the Southern California Eelgrass Mitigation Policy.

Mitigation Measure 4.6-3: Prior to construction of a new development project on the SeaWorld leasehold, a determination shall be made as to whether the Stony Point Preserve has been recolonized by the California least tern. If it has not been recolonized, then implementation of the following mitigation measure would not be required. Should the Preserve be recolonized, a determination shall be made as to whether the new development project would provide a clear line-of-sight from perching opportunities on the proposed structure to the Stony Point Preserve. If it would not provide a clear line-of-sight, then no mitigation would be necessary. Should a clear line-of-sight be available from perching locations on the new structure, then the structure would be required to include appropriate design features to eliminate the perching opportunity.

Energy

Mitigation Measure 4.12-1: Prior to operation of any new attraction, SeaWorld shall apply its existing energy conservation programs and shall consider implementation of project-specific energy conservation programs to minimize electrical fuel, and/or natural gas consumption associated with the new attraction.

Geology/Soils

Mitigation Measure 4.8-1: Prior to issuance of a Grading Permit for each portion of the redevelopment, a soils investigation shall be approved by the City Engineer. Appropriate remedial measures shall be incorporated into the grading plans. These measures shall include, but not be limited to the following: 1) monitoring of differential settlement during construction; 2) proper compaction of surficial soils; and 3) installation of a well-compacted structural fill mat (with possible inclusion of geotextile reinforcing fabrics) above the water table in building areas, and/or continuous foundation systems for the buildings.

Mitigation Measure 4.8-2: Prior to issuance of the grading permits, the applicant shall prepare site-specific erosion control plans for the project in conformance with the City's Grading Ordinance to the satisfaction of the City Engineer. The erosion control plans should be in substantial conformance with the Conceptual Landscape Plan and the Design Guidelines for the Mission Bay Park Master Plan Update and should include temporary and permanent erosion/siltation control measures and/or devices that would be installed both during and after site grading and construction, including, but not limited to, interim and post-development landscaping/hydro-seeding; jute netting (or other approved geotextile material) on manufactured slopes; sandbags, brown ditches, energy dissipaters and desilting detention basins; and any other methods to control short-term and long-term surficial runoff and erosion.

Prior to approval of grading permits, the applicant shall retain a soils engineer to monitor the grading, construction, and installation of runoff control devices and revegetation of the project site. The soils engineer shall submit in writing to the City Engineer and the Environmental Review Manager of the Planning and Development Review Department certification that the project has complied with the required notes on the grading plan addressing erosion controls.

Mitigation Measure 4.8-3: Prior to approval of grading permits, a complete subsurface geotechnical investigation of the proposed development area shall be performed to evaluate the thickness and/or the in situ condition of the compacted and hydraulic fill materials and bay deposits. The geotechnical investigation would also provide site-specific remedial grading recommendations, foundation design criteria, and recommendations for the design of surficial improvements. The recommendations shall be implemented as part of project construction.

Mitigation Measure 4.8-4: Prior to issuance of a grading permit for the implementation of projects associated with Master Plan Update the disposal of any anticipated construction-related dewatering effluent shall be permitted by either the City of San Diego or the RWQCB. The effluent could either be directed to the Mission Bay or the San Diego sewer system. If the effluent is discharged to Mission Bay, then the discharge shall meet the effluent limits specified by the RWQCB (Order No. 95-25) and Federal National Pollution Discharge Elimination System (NPDES) requirement. Effluent discharged to the City of San Diego sewer system shall meet the City's standards.

Neighborhood Character/Aesthetics

Mitigation Measure 4.2-1: Prior to development the applicant will prepare and implement a site plan for the project, which complies with the Master Plan Update landscape buffer and bulk/plane setbacks. The site plan will also adhere to the Master Plan Update Design Guidelines that pertain to landscaping, lighting, signs and architectural guidelines.

Mitigation Measure 4.2-2: Prior to each future development the applicant will prepare and implement a site plan for the project, which complies with the Master Plan Update landscape buffer and

bulk/plane setbacks. The site plan will also adhere to the Master Plan Update Design Guidelines that pertain to landscaping, lighting, signs, and architectural guidelines.

Noise

Mitigation Measure 4.7-1: Prior to issuance of a Coastal Development Permit, a project-specific noise study prepared by a qualified acoustician shall be required for any new ride attraction or performance show and must demonstrate that sensitive receptors would not be exposed to noise levels in excess of applicable standards.

Mitigation Measure 4.7-2: Prior to issuance of building permits for the future hotel, verification that guest room interiors will meet the 45dB CNEL interior standard shall be required through the preparation of an interior noise study by a qualified acoustician. The measures recommended in this study shall be implemented to meet the required 45 dB CNEL interior standard.

Water Conservation

Mitigation Measure 4.13-1: Prior to operation of any new attraction or facility, SeaWorld shall apply its existing water conservation programs and shall consider implementation of project-specific water conservation programs to minimize water consumption associated with the new attraction or facility.

Passed by the Council of The City of San Diego on OCT 13 2026, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Joe LaCava	☒	☐	☐	☐
Jennifer Campbell	☒	☐	☐	☐
Stephen Whitburn	☒	☐	☐	☐
Henry L. Foster III	☒	☐	☐	☐
Marni von Wilpert	☒	☐	☐	☐
Kent Lee	☒	☐	☐	☐
Raul A. Campillo	☒	☐	☐	☐
Vivian Moreno	☐	☐	☒	☐
Sean Elo-Rivera	☒	☐	☐	☐

Date of final passage OCT 16 2026.

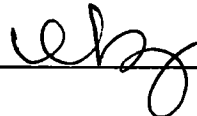
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

TODD GLORIA
Mayor of The City of San Diego, California.

(Seal)

DIANA J.S. FUENTES
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California

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