



San Diego Unified Port District
P.O. Box 120488
San Diego, California 92112-0488
(619) 686-6283

**NOTICE OF PREPARATION
of a
DRAFT ENVIRONMENTAL IMPACT REPORT**

PROJECT TITLE: "CORONADO YACHT CLUB REDEVELOPMENT & PORT MASTER PLAN AMENDMENT" (UPD #83356-EIR-811)

APPLICANT: Coronado Yacht Club

LOCATION: 1631 Strand Way, Coronado, CA 92118 in San Diego County, CA

REFERENCE: California Code of Regulations, Title 14, Sections 15082(a), 15103, 15375.

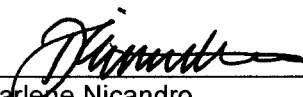
The San Diego Unified Port District (District) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified above. We need to know any of your agency's issues pertaining to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the possible environmental effects are contained in the attached materials. A copy of the Initial Study is not attached.

Due to the time limits mandated by State law, your comments must be sent at the earliest possible date but not later than 30 days after receiving this notice. **Comments regarding environmental concerns will be accepted until 5:00 p.m. on Thursday, July 30, 2009**, and should be mailed to: San Diego Unified Port District, Land Use Planning Department, 3165 Pacific Highway, San Diego, CA 92101. Please provide the name of a contact person for your agency. For questions on this Notice of Preparation, please contact Wileen C. Manaois, Senior Redevelopment Planner, at (619) 686-6282.

A public scoping meeting regarding the proposed EIR will be held on Thursday, July 9, 2009 at 4:00 p.m. at the Coronado Yacht Club, located at 1631 Strand Way, Coronado, CA 92118.

Date: 6/26/09

Signature: 
Darlene Nicandro
Manager, Land Use Planning



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The Coronado Yacht Club (CYC), located at 1631 Strand Way, Coronado, CA 92118, proposes land- and water-side redevelopment of the CYC site, which constitutes the CYC Redevelopment & Port Master Plan Amendment ("Proposed Project"). The proposed land side improvements include demolition and reconstruction of all land side improvements, including: the clubhouse, junior sailing facility/flag head building, multi-purpose room and lawn function storage building, maintenance shop and yard; and construction of an additional 42 parking spaces. The proposed water side improvements include the expansion and reconfiguration of the existing marina and the addition of 108 boat slips.

NOTICE OF PREPARATION

Publication of this Notice of Preparation (NOP) initiates the District's compliance with the California Environmental Quality Act (CEQA) for the Proposed Project. The NOP is the first step in the CEQA process. It describes the Proposed Project and is distributed to responsible agencies, trustee agencies, involved federal agencies, and the general public. As stated in CEQA Guidelines Section 15375, the purpose of the NOP is "to solicit guidance from those agencies as to the scope and content of the environmental information to be included" in the Environmental Impact Report (EIR).

The NOP provides an opportunity for agencies and the general public to comment on a Proposed Project. Comments are requested within 30 days of receipt of the NOP; therefore, **comments will be accepted until 5:00 p.m. on Thursday, July 30, 2009.** Comments regarding environmental concerns should be mailed to: San Diego Unified Port District, Land Use Planning Department, 3165 Pacific Highway, San Diego, CA 92101. The District, as Lead Agency pursuant to CEQA, will review the public comments on the NOP to determine what issues should be addressed in the EIR. Other opportunities for the public to comment on the environmental effects of the Proposed Project include:

- **A public scoping meeting that will be held on Thursday, July 9, 2009 at 4:00 p.m. at the Coronado Yacht Club, located at 1631 Strand Way, Coronado, CA 92118**
- A 45-day public review period for the Draft EIR
- A public hearing for Board of Port Commissioners certification of the EIR and consideration of the adoption of a Port Master Plan Amendment
- A public hearing for Board of Port Commissioners authorization to issue an appealable coastal development permit

BACKGROUND AND ENVIRONMENTAL SETTING

The project site is located on the Glorietta Bay State tidelands within the corporate limits of the City of Coronado in San Diego County (Figure 1: Project Vicinity). More specifically, the project site is located at the western end of Glorietta Bay between the Chart House Restaurant on the west, the City tennis courts on the east, Pomona Avenue and Strand Way on the north, and Glorietta Bay on the south (Figure 2: Project Location). The project site is surrounded by residential uses to the north of Glorietta Boulevard, and recreational and commercial uses to the east and west.

The CYC was initially formed in 1913, but was short-lived due to World War I, and was re-formed in 1932. The current CYC clubhouse is a government surplus building moved to the site in 1947 and was last remodeled in 1992. The land side of the CYC also currently includes a maintenance shop, restrooms, storage lockers, landscape improvements, and a 176-space surface parking lot. The water area currently includes eight interconnected docks with 264 slips, a junior sailing program dinghy dock, and a turning basin with limited guest docks in front of the clubhouse. In 2007, the CYC's lease was amended to complete a land swap with the City of Coronado (City) involving several parcels of land. In the transaction, the City leases land from the District for a pocket park and public parking. Furthermore, the District leases a City upland parcel and then leases the land to CYC. The CYC Proposed Project encompasses approximately 176,283 square feet (s.f.) of land area and 848,652 s.f. of water area.

Riprap shoreline is located on a portion of the project site shoreline. A small amount of eelgrass exists in the low intertidal and shallow subtidal fringe between the marina and land side. A ribbon of intertidal mudflat is located at the base of the shoreline. Various birds, such as ducks, herons, egrets, and seagulls forage on the project site.

PROJECT DESCRIPTION

The proposed CYC Redevelopment project would include the following improvements, as shown on Figure 3 (Proposed Site Plan - Land Side) and Figure 4 (Proposed Site Plan - Land and Water Side):

- New Clubhouse: Demolish the existing one-story 10,140 s.f. clubhouse and replace with a one-story, 15,300 s.f. facility. The clubhouse building will include a committee room, banquet room, enlarged and modernized administrative offices, galley, board room, dining room, lounge, storage areas, and exterior deck.
- New Junior Sailing Facility/Flag Head Building: Demolish the existing 720 s.f. junior clubhouse, currently attached to the existing clubhouse, and replace with a free standing 2,900 s.f. building for junior sailing and bathrooms. The facility will include a junior clubhouse/classroom, administrative offices for the junior program director and head coach, junior lockers, and equipment storage areas. Also proposed are a flag head area with ADA-compliant showers, lavatories, toilets, dressing rooms, utility, laundry, and vending rooms.
- New Multi-Purpose Room and Lawn Function Storage Building: Construct a new 850 s.f. building in the lawn area to the southwest of the new clubhouse, supporting outside entertainment functions. The multi-purpose room will include a lounge and two bathrooms with access from the lawn area. The storage area will be used for patio-type tables, chairs and portable BBQs. The lawn area will include a built-in BBQ and children's play equipment.
- New Maintenance Shop and Yard: Demolish the existing 715 s.f. shop building and rebuild to the same dimensions in the southeast corner of the land side, with the yard area relocated adjacent to the new shop building.
- Parking Lot Improvements: Realign and expand existing 176-space parking lot by 42 spaces for a total of 218 parking spaces. The realigned parking lot will include landscape improvements, walkway areas, and meet the required Storm Water and Discharge Control Program standards. A proposed public art feature will likely be sited near the driveway entry.
- Marina Improvements: Expand water parcel approximately 7 acres into the Glorietta Basin area to allow the reconfiguration of existing wooden boat slips and the addition of 108 boat slips, for a total of 372 boat slips. Total existing dock coverage is approximately 49,500 s.f. and will increase by approximately 17,000 s.f. for a total of approximately 66,500 s.f. of dock coverage. Some of the existing dock piles will be removed, transported and disposed of in an appropriate landfill; other reinforced concrete piles will be removed and will be used in placing the realigned docks or placed in the new floating dock areas. Additional reinforced concrete piles will be installed for the new dock areas. All piles will be made of reinforced concrete.

PORT MASTER PLAN AMENDMENT

The District has planning jurisdiction over tidelands and submerged tidelands surrounding the San Diego Bay. The Port Master Plan (PMP) is the guiding land use document for development within District jurisdiction. The PMP establishes 10 planning districts covering approximately 5,500 acres of District jurisdiction. The project site is

located in the Coronado Bayfront Planning District (Planning District 6), within the Glorietta Bay subarea (Subarea 66), of the PMP.

The land side of the project site is currently designated in the PMP for Commercial Recreation use. The water side of the project site is currently designated Recreational Boat Berthing, and the proposed slip expansion into Glorietta Bay is currently designated Boat Navigation Corridor. These land and water use designations are illustrated on Figure 2b, in the Circulation and Navigation Element and on Figure 17, Planning District 6: Coronado Bayfront Precise Plan of the PMP. As part of the Proposed Project, an amendment to the PMP is proposed to change the existing use designations to be consistent with the proposed improvements. The Proposed Project includes changing approximately 7.1 acres of the Glorietta Bay basin water area currently designated Boat Navigation Corridor to Recreational Boat Berthing use. The PMP Amendment proposed as part of this project would change these land and water uses in the associated PMP maps, text, and tables.

ENVIRONMENTAL CONSIDERATIONS

The EIR will address the following possible environmental effects: traffic/ circulation/ parking, air quality, greenhouse gas emissions and global warming, land use, coastal access, visual resources, noise, biological resources, public facilities, recreation, cumulative impacts, and others as identified as part of the NOP process. The EIR will also address a reasonable range of alternatives, cumulative impacts, and additional mandatory sections as required by CEQA, and will include a mitigation monitoring and reporting program.

COMMENTS

Comments regarding environmental concerns should be sent to: San Diego Unified Port District, Land Use Planning Department, 3165 Pacific Highway, San Diego, CA 92101. Public comments on the NOP will be accepted until **5:00 p.m. on Thursday, July 30, 2009**. For questions regarding this NOP, please contact Wileen C. Manaois, Senior Redevelopment Planner, at (619) 686-6282.

ATTACHMENTS

Figure 1. Project Vicinity

Figure 2. Project Location

Figure 3. Proposed Site Plan - Land Side

Figure 4. Proposed Site Plan - Land and Water Side

Coronado Yacht Club Redevelopment EIR

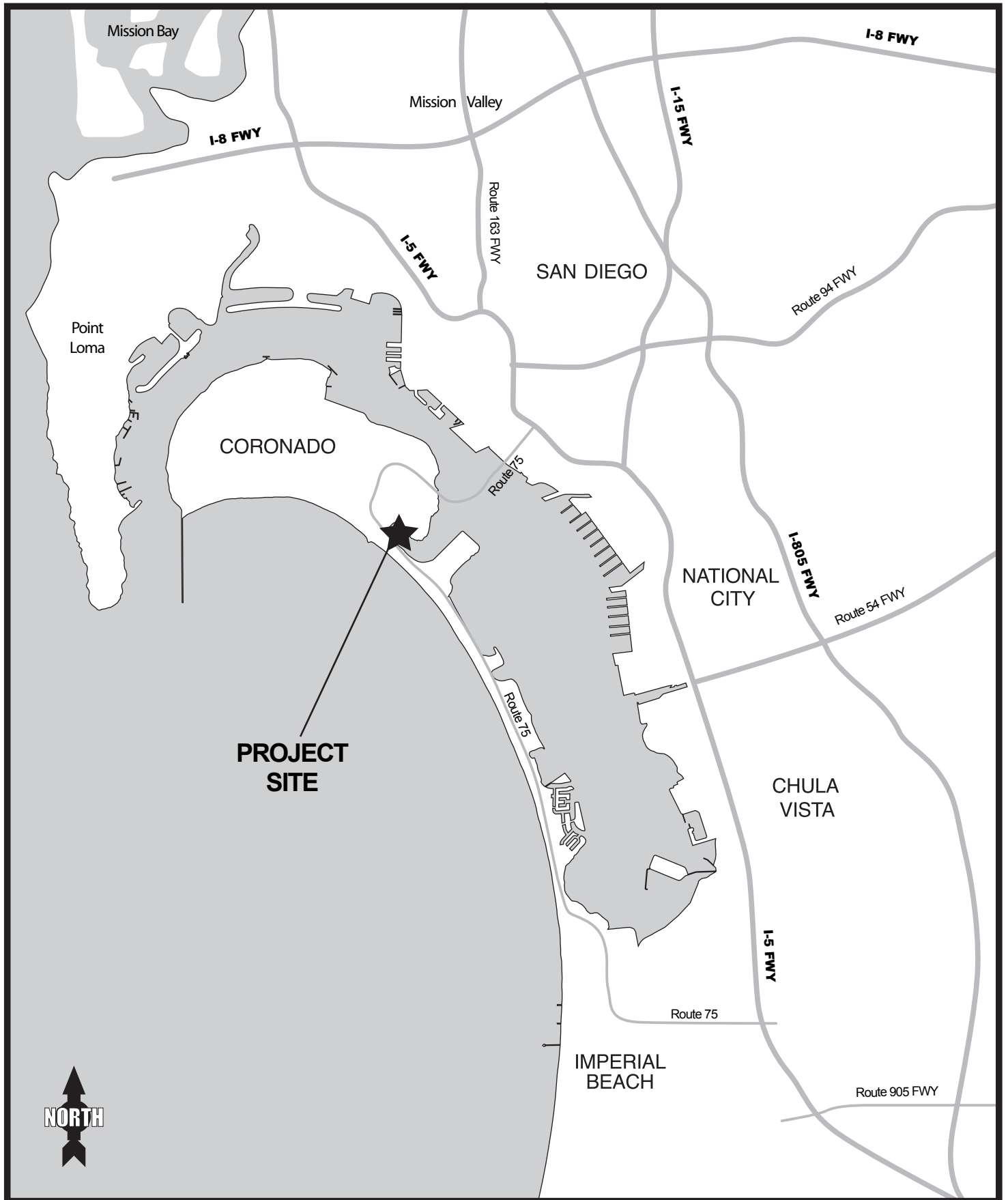


FIGURE 1 - PROJECT VICINITY

Coronado Yacht Club Redevelopment EIR

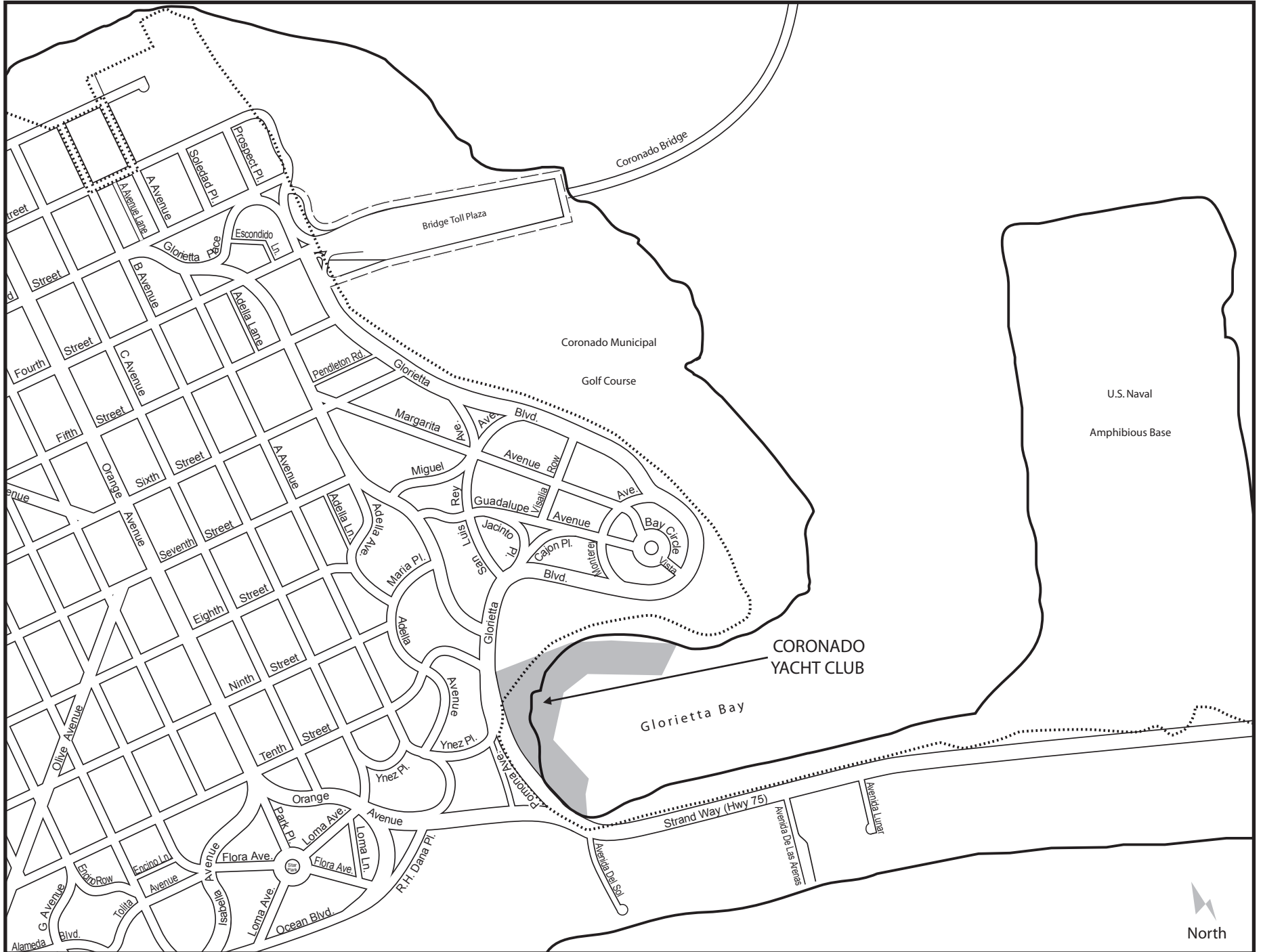


FIGURE 2 - PROJECT LOCATION

Coronado Yacht Club Redevelopment EIR

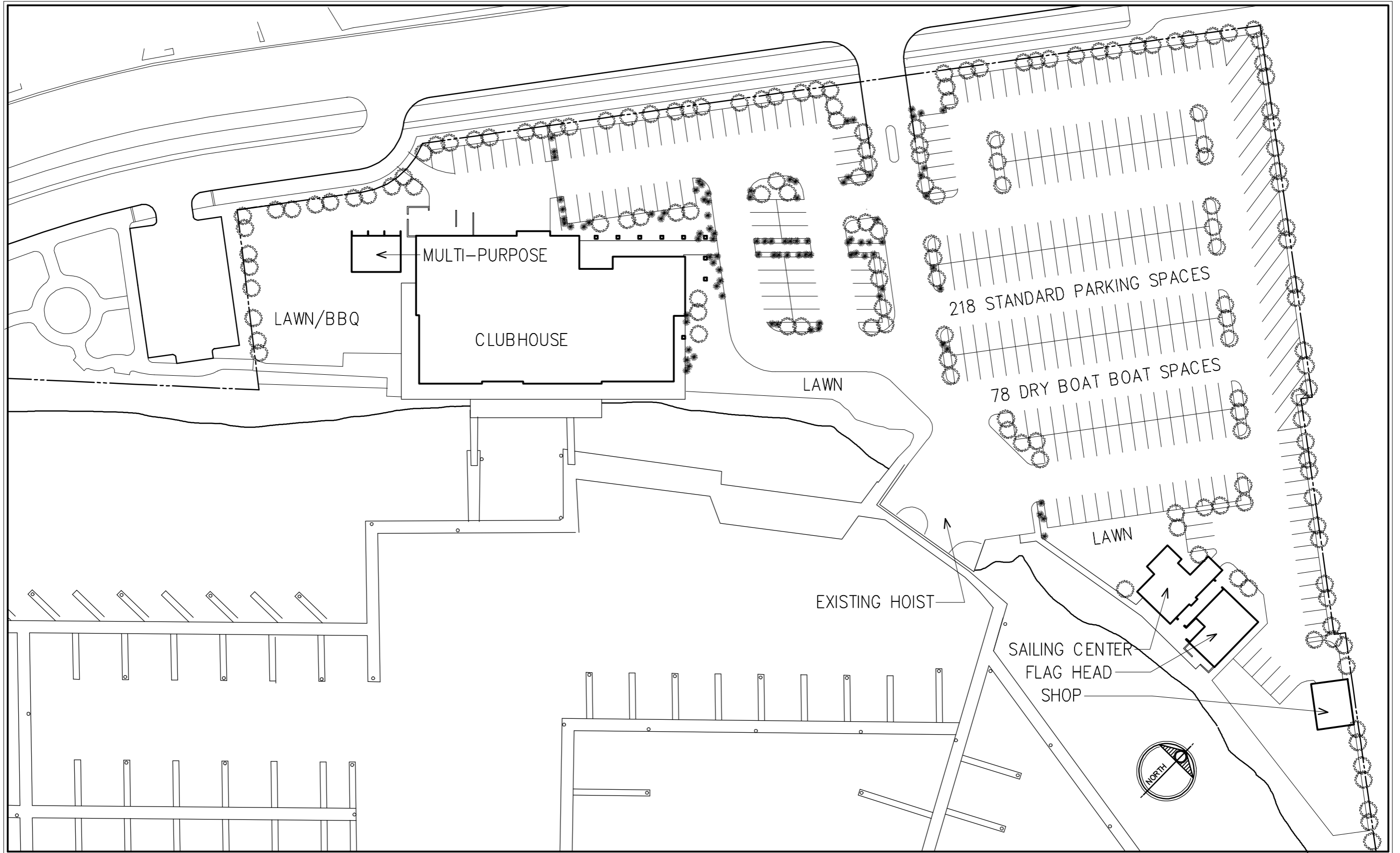


Figure 3: Proposed Site Plan - Land Side

Coronado Yacht Club Redevelopment EIR

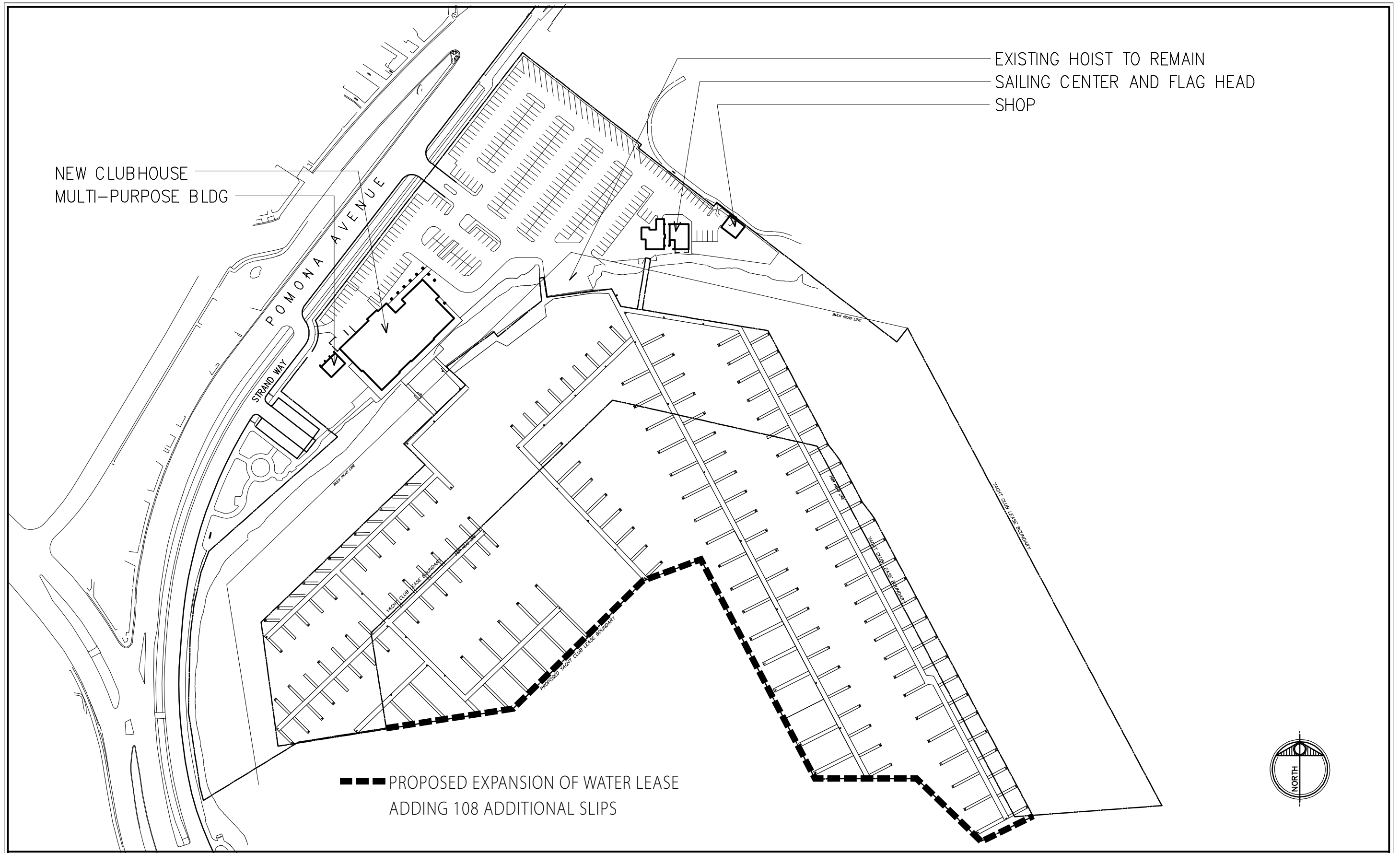


Figure 4: Proposed Site Plan - Land and Water Side