

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Amendments to the City of Coronado Historic Preservation Program

Lead Agency: City of Coronado Contact Person: Tricia Olsen
 Mailing Address: 1825 Strand Way Phone: 619-522-7329
 City: Coronado Zip: 92118 County: San Diego

Project Location: County: San Diego City/Nearest Community: Coronado
 Cross Streets: Various Zip Code: Multiple

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____
 Assessor's Parcel No.: Various Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: 75 Waterways: San Diego Bay, Pacific Ocean
 Airports: Naval Outlying Landing Field Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Municipal Code Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Municipal Code Amendment

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy, GHG</u>

Present Land Use/Zoning/General Plan Designation:

Multiple

Project Description: (please use a separate page if necessary)

See attached page.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 12, 2024 Ending Date July 11, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>RECON Environmental Inc.</u>	Applicant: <u>City of Coronado - Community Development Department</u>
Address: <u>3111 Camino del Rio North, Suite 600</u>	Address: <u>1825 Strand Way</u>
City/State/Zip: <u>San Diego, CA 92108</u>	City/State/Zip: <u>Coronado, CA 92118</u>
Contact: <u>Jennifer Campos</u>	Phone: <u>619-522-7329</u>
Phone: <u>619-308-4210</u>	

Signature of Lead Agency Representative: Tricia Olsen Digitally signed by Tricia Olsen
Date: 2024.06.11 15:50:17 -0700 Date: 6/11/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The project includes adoption of an ordinance amending Title 84 of the Coronado Municipal Code (CMC) and adoption of a Historic Context Statement and Historic Resources Inventory (hereinafter referred to as the Historic Property Survey). Specifically, the project would update CMC Chapter 84.10, Historic Resource Code, to provide updated criteria for the City of Coronado's (City's) definition and determination of historical significance. Multiple sections of the Historic Resource Code could be revised to identify a potentially historic structure as one that is 50 or more years old, revised from structures 75 years or older. Additionally, amendments to the CMC would remove structures referred to in the Historic Resources Inventory as a Tier 3 property from further historic review.

To inform the proposed Historic Resource Code amendments, a Historic Property Survey was prepared. The Historic Property Survey was focused on the City's historic core and excludes Naval Air Station North Island, the U.S. Navy Amphibious Base, Port of San Diego property, state or federally owned property located within the City limits, and other sections of the City, such as the Coronado Cays. The Historic Property Survey evaluated properties under CMC Section 84.10.030, Criterion C to identify whether structures possess distinctive characteristics of an architectural style that have not been substantially altered (CMC Section 84.10.030(C)). While Criterion C is only one of the five criteria cited in CMC Section 84.10.030, Criterion C served as the basis of the Historic Property Survey as it was the most readily identifiable criterion that could be accomplished with reasonable effort, and because it was a criterion applied in nearly all—97 percent—of Historic Designation determinations. The purpose of the Historic Property Survey was to provide an architectural evaluation of properties, in an effort to identify potentially architecturally significant resources and reduce the number of properties that would be required to go through an in-depth historical review process based on the City's current Determination of Historic Significance. The Historic Property Survey defined three tiers relative to whether they may meet the Criterion C significance related to original architectural appearance, as follows:

- Tier 1 - Unaltered or minimally altered from historic condition and potentially eligible for City designation under Criterion C.
- Tier 2 - Recognizable as a particular architectural style but based on observation and/or construction history are more than "unaltered or minimally altered" from historic condition and do not appear to be eligible for historic designation under Criterion C.
- Tier 3 - Substantially altered properties that retain little to no elements of a particular architectural style and, based on observation and/or construction history, are not eligible for historic designation under Criterion C.

The Historic Property Survey identified a total of 989 structures built in 1948 or earlier that were assigned to the Tier 3 category. Another 708 structures built between 1949 to 1970 were identified as Tier 3 properties. With adoption of the amendments to the CMC, Tier 3 structures as defined by the Historic Property Survey would no longer require further historic review.