

**CITY OF CORONADO  
COMMUNITY DEVELOPMENT DEPARTMENT**

NOTICE OF AVAILABILITY OF A PROGRAM ENVIRONMENTAL IMPACT REPORT FOR  
AMENDMENTS TO THE CITY OF CORONADO HISTORIC PRESERVATION PROGRAM  
Public Review Period: AUGUST 23, 2024 to OCTOBER 6, 2024

NOTICE IS HEREBY GIVEN that a 45-day public review and comment period has been established pursuant to the California Environmental Quality Act (CEQA) for a Program Environmental Impact Report (PEIR) which has been prepared for the proposed project as identified below. During the public review period, the PEIR will be available for review on the City of Coronado's (City's) website at <https://www.projectcoronado.org/citywide-historic-resource-survey> and at the Community Development Department, City of Coronado, 1825 Strand Way, Coronado, CA 92118.

**SUBJECT:** The City of Coronado Notice of Availability (NOA), public comment period and public hearings for a PEIR in accordance with CEQA for the proposed Amendments to the City of Coronado Historic Preservation Program (project).

**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 amend CMC Chapter 84.10, Historic Resource Code, to provide updated criteria for the City's definition and determination of historical significance. Multiple sections of the Historic Resource Code could be revised to 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 the 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—90.2 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 1,667 Tier 3 properties categorized as follows: 1,007 structures built in 1949 or earlier and another 660 structures built between 1950 to 1970.

**ENVIRONMENTAL INFORMATION:** In accordance with Section 15081 of the CEQA Guidelines, the PEIR was prepared to determine if the proposed project may have a significant effect on the environment.

**REVIEW AND COMMENT PERIOD:** Comments on the PEIR must be received in writing by October 6, 2024, to the following:

Tricia Olsen  
Community Development Department  
City of Coronado  
1825 Strand Way  
Coronado, CA 92118

Comments will also be accepted by email to [tolsen@coronado.ca.us](mailto:tolsen@coronado.ca.us).

**CITY COUNCIL PUBLIC HEARING:** A subsequent notice to interested parties will be provided when the amendment is scheduled for a public hearing and adoption by the City Council.

**FURTHER INFORMATION:** For questions or comments concerning the above project, please contact Tricia Olsen, Senior Planner, at [tolsen@coronado.ca.us](mailto:tolsen@coronado.ca.us).