



**CITY OF CORONADO
COMMUNITY DEVELOPMENT**

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**Notice of Scoping Meeting and Preparation of a
Draft Environmental Impact Report**

- Date:** June 12, 2024
- To:** State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations, and Interested Persons
- Lead Agency:** City of Coronado, Community Development Department
1825 Strand Way
Coronado, CA 92118
- Project Title:** Amendments to the City of Coronado Historic Preservation Program
- Project Location:** City of Coronado

NOTICE OF PREPARATION (NOP): The City of Coronado (City) is sending notice in accordance with the California Environmental Quality Act (CEQA), that a Focused Environmental Impact Report (Focused EIR) will be prepared for the proposed amendments to Historic Preservation Program (Coronado Municipal Code Chapter 84.10)(hereafter, “project”). The City is seeking input from the public and agencies on potential environmental impacts of the project. The general public is also encouraged to provide input on the scope of the Focused EIR.

SCOPING MEETING: On Thursday, June 27, 2024 starting at 5:30 p.m., the City of Coronado Community Development Department will conduct a public scoping open house to solicit input and comments from public agencies and the general public on the proposed scope of the environmental analysis for the project. The Scoping Meeting will be held at the Winn Room, located at the Coronado Public Library, 640 Orange Avenue, Coronado, California 92118. The meeting will run from 5:30 p.m. to 6:30 p.m. This meeting will be an open house format, and interested parties may drop in to obtain information about the project and submit written comments on the scope of the Focused EIR during the meeting. Representatives from the Community Development Department and the EIR consultant will be available to address questions regarding the EIR process.

Information is also available at [Citywide Historical Resource Survey | Project Coronado](https://www.projectcoronado.org/citywide-historic-resource-survey) (<https://www.projectcoronado.org/citywide-historic-resource-survey>).

NOP COMMENT PERIOD: Due to the time limits mandated by state law, your response must be received by the City no later than the close of the NOP review period, which ends on **July 11, 2024**. The NOP comment period runs from June 12, 2024 to July 11, 2024. Please send your written comments to the City of Coronado Community Development Department:

Contact: Tricia Olsen, Senior Planner
E-Mail: tolsen@coronado.ca.us

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'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 to evaluate properties under CMC Section 84.10.030, Criterion C to identify properties that 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 given the scope of a Historic Property Survey, 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 III structures as defined by the Historic Property Survey would no longer require further historic review. The location of the project is depicted on Figure 1.

RECOMMENDED FINDING: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: land use (conflicts with plans and policies), cultural resources (historic resources), and mandatory findings of significance (historic resources; cumulative impacts). The City has evaluated the potential impacts of the project in an Initial Study and found the following issues to be less than significant: aesthetics, agricultural resources, air quality, biological resources, cultural resources (archaeological resources and human remains), energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use (physical division of community), mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, utilities and service systems, wildfire, and mandatory findings of significance (effects on human beings). The Initial Study is available for review at <https://www.projectcoronado.org/citywide-historic-resource-survey>.

FOCUSED ENVIRONMENTAL IMPACT REPORT: Based on the findings of the Initial Study, a Focused EIR will be prepared for the project that will analyze the project-specific impacts relating to land use (conflicts with plans and policies), cultural resources (historic resources), cumulative impacts, in addition to all other required EIR sections including cumulative impacts and project alternatives.

The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

ADDITIONAL INFORMATION: For environmental review information, questions about the scoping meeting, or to request this Notice in an alternative format, contact Tricia Olsen at (619) 522-7329 or email tolsen@coronado.ca.us. This notice was published in the *Coronado Eagle & Journal* and distributed on June 12, 2024.

