

DRAFT**RESOLUTION 20xx-xxx****RESOLUTION AUTHORIZING STAFF TO
COMMENCE ENVIRONMENTAL REVIEW IN
ACCORDANCE WITH THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT FOR THE
PROPOSED REDEVELOPMENT OF THE
CORONADO YACHT CLUB AT 1631 STRAND WAY
IN CORONADO**

WHEREAS, the San Diego Unified Port District (“District”) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (“Port Act”); and

WHEREAS, the District and Coronado Yacht Club, a California non-profit corporation dba Coronado Yacht Club (“CYC”), are parties to a five-year lease for the real property located at 1631 Strand Way in Coronado, California (“Premises”); and

WHEREAS, existing improvements at the Premises include a clubhouse building, 264 marina slips, 91 parking spaces, and landscaping; and

WHEREAS, CYC is proposing a full redevelopment of the Premises that would transform and reposition the facility into a modernized yacht club; and

WHEREAS, the proposed Project includes a new 17,000 square foot two-story main clubhouse, a new youth sailing school center, bulkhead rip-rap, boat hoists and dinghy launch ramp, ancillary building, landscaping, and utilities upgrades (collectively, “Project”); and

WHEREAS, the proposed Project would enhance public access to San Diego Bay through the creation of a 6-foot-wide public promenade and viewing platform along the bayfront shoreline, with spectacular views toward Glorietta Bay; and

WHEREAS, the proposed Project is presented to the Board of Port Commissioners (“BPC”) pursuant to Section 3.02 of the Port Code for preliminary project review as required for a tenant project that may require a California Environmental Quality Act (“CEQA”) document and a Coastal Development Permit (“CDP”); and

WHEREAS, the proposed action, including without limitation, authorization to commence environmental review for the proposed Project does not constitute a project under the definition set forth in CEQA Guidelines Sections 15352 and

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15378 because there is not a commitment to a definite course of action and no direct or indirect changes to the physical environment would occur at this time; and any project, including the proposed Project, requiring the BPC's discretionary approval resulting in a physical change to the environment shall be analyzed in accordance with CEQA prior to consideration for such approval; and

WHEREAS, the proposed action does not allow for development as defined in Section 30106 of the California Coastal Act, or new development pursuant to Section 1.a. of the District's CDP Regulations, because there will not be, without limitation, a physical change, change in use, or increase the intensity of uses, and therefore, issuance of a CDP or exclusion is not required at this time; and

WHEREAS, the proposed action complies with Section 35 of the Port Act which allows for the Board to do acts necessary and convenient for the exercise of its powers, and therefore the proposed action is consistent with the Port Act and, accordingly, the Public Trust Doctrine.

NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners of the San Diego Unified Port District that District staff is hereby directed to commence environmental review in accordance with the California Environmental Quality Act for the proposed redevelopment of the Coronado Yacht Club located at 1631 Strand Way in Coronado.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL

By: Assistant/Deputy General Counsel

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 11th day of March 2025, by the following vote: