



**Coronado Cays Yacht Club**

**Jerry Rosenbusch**

Commodore

July 31, 2022

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Commissioner  
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Subj: Coronado Cays Yacht Club – Adverse Impacts of and Opposition to Cays Resort LLC’s Proposed RV Park on Grand Caribe Island, Coronado CA

Coronado Cays Yacht Club (CCYC) has become aware of a new proposal by Cays Resort LLC to develop an RV Resort Park on land adjacent to the CCYC leasehold (Attachment 1). To the extent the proposed development violates CCYC’s property rights, CCYC strongly opposes this planned development.

As you know, CCYC has an existing lease with the Port of San Diego for land located at the north end of Grand Caribe Island in the Coronado Cays.

CCYC also has an easement over a portion of the land Cays Resort LLC leases from the Port, adjacent to (just east of) the CCYC leasehold. This easement is shown on the Attachment as an area to be demolished. CCYC has not relinquished and will not relinquish its easement rights. There are significant longstanding improvements CCYC has made over the years within this easement.

CCYC is also currently sub-leasing (and has improved) additional land from Cays Resort LLC located further east of the CCYC easement.

The proposed RV Resort Park as shown in the attachment violates CCYC’s existing easement rights, CCYC’s current sublease rights, and CCYC rights to joint use of the parking along Grand Caribe Blvd. The proposal would significantly impair CCYC’s use and enjoyment of its own leasehold and impair CCYC’s daily operations. The loss of parking would force many of our elderly members to either forgo using the club (i.e. terminate their membership) or, alternatively, force them to walk more than a quarter mile to access the club.

Further, the planned development eliminates the public access and public open space requirements currently required under Cays Resort’s own lease with the Port. And, finally, the proposal seeks to develop areas that, under the Port’s Master Plan, are intended for addition to the CCYC leasehold in the near future. CCYC has relied on the Master Plan in its ongoing investment of millions of dollars to improve the CCYC facility.

For the reasons listed above, CCYC strongly opposes Cays Resort LLC current proposal to develop the RV Resort Park. Please contact me with any concerns or questions.

Sincerely,

*Jerry Rosenbusch*

Jerry Rosenbusch  
*Commodore*  
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Attachment

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