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**DRAFT****RESOLUTION 20xx-xxx****RESOLUTION ADOPTING THE FINAL MITIGATED  
NEGATIVE DECLARATION (MND) FOR THE SLPR-  
ARENDSEE ROCK REVETMENT REPLACEMENT  
PROJECT, ADOPTING THE MITIGATION  
MONITORING AND REPORTING PROGRAM, AND  
DIRECTING FILING OF THE NOTICE OF  
DETERMINATION**

**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 received an application from SLPR CA, LLC and Allan W. Arendsee and Lyndsey J. Arendsee as Trustees of the Arendsee Family Trust (SLPR-Arendsee or Applicant) for the SLPR-Arendsee Rock Revetment Replacement Project (Project); and

**WHEREAS**, the Project would involve replacement of rock revetment at 407 and 409 First Street on District tidelands in Coronado; and

**WHEREAS**, the Applicant is proposing to remove existing, deteriorating rock revetment bayward of both residences and replace with new rock revetment materials; and

**WHEREAS**, the Project also includes off-site disposal of replaced, deteriorating debris; and

**WHEREAS**, all delivery of construction equipment and debris removal will be performed from a barge in the bay over a 3-month period; and

**WHEREAS**, the Project includes the following components: (1) the existing rock revetment would be replaced in kind and would continue to protect the shoreline at 407 and 409 First Street from coastal erosion caused by wave action, currents, and storm surges; (2) site preparation and equipment by Pacific Dredge and Construction (PDC) which includes loading an excavator onto a derrick barge at its facility near Tenth Avenue Marine Terminal and to it to the 407 First Street site during high tide, where the excavator will be offloaded onto the shoreline and the derrick barge will relocate 225 feet offshore to a standby position clear of eelgrass; (3) debris removal and subgrade preparation which includes the excavator evacuating 456 cubic yards of rock debris, the preparation of revetment subgrade bayward/shoreline

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of 409 First Street, and the fabrication of a construction dam around the perimeter of the barge to prevent loose debris or silt from entering the bay; (4) filter fabric placement which includes the placement of filter fabric along the shoreline of 407 First Street and reuse suitable stockpiled revetment from 409 First Street; (5) rock revetment construction and demobilization which includes the material barge loading 1/4-ton rock and towing it to the shoreline loading and unloading zone resulting in a replacement-in-kind where 58 cubic yards of 1/4-ton rock and 118 cubic yard of 9-inch Minus quarry material is imported and 456 cubic yards of existing revetment/subgrade material is exported; and (6) project construction taking approximately three months during the day between 7 am and 7 pm consistent with City of Coronado ordinance and municipal code and the temporary use of low-profile lighting overnight for security purposes and worker safety; and

**WHEREAS**, a Draft MND for the Project entitled “SLPR-Arendsee Rock Revetment Replacement Project” (UPD #MND-2024-016, SCH No. 2025081124) has been prepared in accordance with the California Environmental Quality Act (Public Resources Code Section 2100 et seq.), the State CEQA Guidelines, and the District’s CEQA Guidelines; and

**WHEREAS**, the Draft MND was released for a 30-day public review period that began on August 26, 2025 and ended on September 25, 2025; and

**WHEREAS**, two comment letters were received on the Draft MND, including one from California Coastal Commission (CCC) and one from CalTrans; and

**WHEREAS**, the CCC comment letter discussed issues related to alleged inconsistency with the Coastal Act and determination that a net import of material would be considered an increase in “fill” and not allowed under Chapter 3 of the Coastal Act; and

**WHEREAS**, the Final MND included an updated set of plans from the Applicant, which show a net decrease in materials, which addressed the CCC comment; and

**WHEREAS**, the Caltrans comment letter discussed permits that would be needed if the Project encroached on CalTrans right-of-ways, which it does not; and

**WHEREAS**, staff prepared a written response to the comment letter and made corresponding edits to the Final MND, including minor clarifications (shown in ~~strikeout~~/underlined text) and inclusion of Project Description figures; and

**WHEREAS**, the additional information contained in the District’s responses to comments clarifies and further substantiates the conclusions contained in the Draft MND; and

**WHEREAS**, the Draft MND revisions do not amount to a substantial revision under CEQA (CEQA Guidelines Section 15073.5) because they do not amount to

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new, avoidable significant effects and no mitigation measures or project revisions must be added in order to reduce the effect to insignificance; and

**WHEREAS**, the proposed mitigation measures will reduce potential effects to less than significance and new measures or revisions are not required; and

**WHEREAS**, the Final MND finds that the Project would have no potentially significant adverse impacts to aesthetics, agriculture and forestry resources, air quality, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality land use and planning, mineral resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire; and

**WHEREAS**, the Final MND finds that, with incorporation of mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP), potentially significant adverse impacts to biological resources and noise would be reduced to less than significant; and

**WHEREAS**, the MMRP, which has been prepared in accordance with CEQA Guidelines Section 15047(a), identifies the environmental issue area, all mitigation measures, timing and the party responsible for carrying out the mitigation measures, and procedure for documenting the mitigation implementation; and

**WHEREAS**, the MMRP is also provided in Chapter V of the Final MND and compliance with all the mitigation measures included in the Final MND is required as a Special Provision of the CDP for the Project; and

**WHEREAS**, the Final MND, which includes the MMRP, has been prepared in accordance with CEQA, the State CEQA Guidelines, and the District's Guidelines for Compliance with CEQA (District Guidelines); and

**WHEREAS**, all materials with regard to the Project were made available to the Board of Port Commissioners (BPC) for its independent review and consideration of the Project including, but not limited to, the following:

1. The Draft MND;
2. The Final MND;
3. The Staff Report and Agenda sheet for the Project;
4. The proposed MMRP; and
5. All documents and records filed in this proceeding by the District and all interested parties, including comment letters and District responses; and

**WHEREAS**, a complete copy of the Final MND is available for review in the

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Office of the District Clerk located at 3165 Pacific Hwy, San Diego, CA 92101, and was distributed to the BPC for its consideration by a Board Memorandum dated December 9, 2025; and

**WHEREAS**, the Final MND and the MMRP are, by this reference, incorporated into this Resolution as if fully set forth herein; and

**WHEREAS**, having reviewed and considered all the materials made available to the BPC, including, but not limited to, the Final MND and MMRP, the staff reports and all the evidence in the record of the proceedings with respect to the proposed project including comment letters and District responses, the BPC took the actions hereinafter set forth below; and

**WHEREAS**, a duly noticed hearing was held on December 4, 2025, before the BPC, at which the BPC received public testimony, reviewed and considered all testimony and materials made available to the BPC regarding the proposed Project.

**NOW, THEREFORE, BE IT RESOLVED** by the BPC of the San Diego Unified Port District, as follows:

1. The BPC finds the facts recited above are true and further finds that this BPC has jurisdiction to consider, approve and adopt the subject of this Resolution.

2. The BPC finds and determines that the applicable provisions of CEQA, the CEQA Guidelines, and the District Guidelines have been duly observed in conjunction with said hearing and the considerations of this matter and all of the previous proceedings related thereto.

3. The BPC has independently reviewed, analyzed and considered the Final MND and MMRP and the whole record before it, including without limitation the Draft MND, as well as comments received and responses to the same, and finds and determines, on the basis of the whole record before the BPC, that:

(a) No substantial revisions have been made to the MND requiring recirculation, meaning: (1) there are no new, avoidable significant effects that have been identified requiring mitigation measures or project revisions to reduce such effects to a level of insignificance, and (2) the proposed revised mitigation measures and project revisions will reduce potential effects to less than significance and no new mitigation measures or revisions are required;

(b) There is no substantial evidence supporting a fair argument that the Project will have a significant unmitigated effect on the environment;

(c) The Final MND is complete and adequate in scope and has been completed in compliance with CEQA, the CEQA Guidelines and District Guidelines for implementation thereof;

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(d) Mitigation Measures identified in the Final MND and MMRP are applicable and mitigate all potentially significant impacts to below a level of significance and thus, no additional mitigation measures are required; and

(e) The Final MND reflects the independent judgment and analysis of the District.

4. The BPC hereby adopts the Final MND and MMRP for the proposed project.

5. Pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075, the Clerk of the BPC shall cause a Notice of Determination to be filed with the Clerk of the County of San Diego and the State Office of Planning and Research. Unless the proposed project is declared exempt herein and a Certificate of Filing Fee Exemption is on file, the proposed project is not operative, vested or final until the filing fees required pursuant to Fish and Game Code section 711.4 are paid to the Clerk of the County of San Diego.

6. Pursuant to Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15074(c), the location and custodian of the documents and other materials which constitute the record of proceedings on which this Resolution is based is the District Clerk, San Diego Unified Port District, 3165 Pacific Highway, San Diego, California 92101.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL

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By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 9th day of December 2025, by the following vote: