

RESOLUTION 20xx-xxx**RESOLUTION AUTHORIZING ISSUANCE OF A
NON-APPEALABLE COASTAL DEVELOPMENT
PERMIT TO SLPR CA, LLC AND ALLAN W.
ARENDSEE AND LYNDSEY J. ARENDSEE AS
TRUSTEES OF THE ARENDSEE FAMILY TRUST
FOR THE SLPR-ARENDSEE ROCK REVETMENT
REPLACEMENT PROJECT**

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, SLPR CA, LLC and Allan W. Arendsee and Lyndsey J. Arendsee as Trustees of the Arendsee Family Trust, as the project proponent/applicant (“Applicant” or “Permittee”), proposes replacement of rock revetment at 407 and 409 First Street on District tidelands in Coronado (SLPR-Arendsee Rock Revetment Replacement Project or Project); 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 for all delivery of construction equipment and debris removal be performed from a barge in the bay over a 3-month period; and

WHEREAS, the Project would import approximately 58 cubic yards of ¼ ton rock and approximately 118 cubic yards of 9-inch Minus quarry material, and export approximately 456 cubic yards of existing revetment/subgrade material; and

WHEREAS, the resulting net fill/export results in a net decrease of fill to coastal waters of approximately 280 cubic yards;

WHEREAS, since there is no net increase in fill, the District considers this Project a maintenance and replacement-in-kind of the existing rock revetment; and

WHEREAS, the Project is located bayward, and adjacent to two residences at 407 and 409 First Street within the City of Coronado; however, the Project site itself is situated on Port Tidelands and within the Coastal Zone; and

WHEREAS, the Project constitutes “development” under Section 30106 of the California Coastal Act, as it will involve the removal of existing, deteriorating rock revetment, and replacement with new rock revetment materials, resulting in

an overall net decrease in revetment material located within coastal waters; and

WHEREAS, Chapters 3 and 8 of the Coastal Act regulates development within the California coastal zone; and

WHEREAS, Section 30715 of Chapter 8 specifies the sole categories of development that may be appealed to the Coastal Commission; and

WHEREAS, in-kind revetment repair and replacement is not listed as appealable within Section 30715 and accordingly, the Coastal Act authorization required from the District is a Non-Appealable Coastal Development Permit (CDP); and

WHEREAS, a non-appealable Draft CDP (Attachment C to the corresponding agenda on file with the Office of the District Clerk) has been prepared for the SLPR-Arendsee Rock Revetment Replacement Project in accordance with the District's Coastal Development Permit Regulations; and

WHEREAS, the proposed Project, as conditioned, is consistent with the existing certified water use designation; therefore, the Project conforms to the certified Port Master Plan (PMP) and Chapters 3 and 8 of the Coastal Act; and

WHEREAS, the Project is in Planning District 6, Coronado Bayfront, which is delineated on Precise Plan Map Figure 17 of the certified PMP; and

WHEREAS, the PMP land use designation within the Project site is Open Bay; and

WHEREAS, the proposed Borad of Port Commissioners (BPC) action complies with Section 87 of the Port Act, which allows for the establishment, improvement, and conduct of a harbor, and for the construction, reconstruction, repair, maintenance, and operation of wharves, docks, piers, slips, quays, and all other works, buildings, facilities, utilities, structures, and appliances incidental, necessary, or convenient, for the promotion and accommodation of commerce and navigation; and

WHEREAS, the Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine and consequently, the proposed BPC action is consistent with the Public Trust Doctrine; and

WHEREAS, the proposed BPC action conforms with the Coastal Act process; and

WHEREAS, if the BPC authorizes the issuance of a non-appealable CDP for the proposed Project, the Coastal Act review would be complete and the CDP would be issued as soon as possible after the BPC action, in accordance with the

District's CDP Regulations; and

WHEREAS, staff recommends the BPC authorize the issuance of a non-appealable CDP for the proposed Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Port Commissioners (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. Based on the entire record available to the BPC and the findings set forth in this Resolution, the Executive Director or their designated representative is hereby authorized to issue a non-appealable Coastal Development Permit for the SLPR-Arendsee Rock Revetment Replacement Project in accordance with the District's Coastal Development Permit Regulations.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL

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: