Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Initial Study/Mitigated Negative Declaration - SLPR-Arendsee Rock Revetment Replacement Project

Lead Agency: San Diego Unified Port District | Contact Person (Name and Title): Luis Duran, Senior Planner

Mailing Address: 3165 Pacific Highway | Phone and Email: 858-294-1697, LDuran@portofsandiego.org

City: San Diego | Zip: 92101 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: Coronado

Cross Streets: 407 and 409 First Street and I Avenue | Zip Code: 92118

Longitude/Latitude (degrees, minutes and seconds)*: 32 ° 42 ′ 07.35 ″ N / 117 ° 10 ′ 46.82 ″ W | Total Acres: 0.36

Assessor's Parcel No.: Unparcelled Public Trust Lands | Section: N/A | Twp.: N/A | Range: N/A | Base: N/A

Within 2 Miles: State Hwy #: 75 | Waterways: San Diego Bay

Airports: North Island Naval Air Station, San Diego Intl Airport | Railways: | Schools: Coronado H.S, Coronado Mid. Sch, Coronado Sch of the Arts

*** Required field**

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec | ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ____ Other: ____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☐ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☒ Coastal Permit
☐ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, etc.)	☐ Other: ____

Development Type:

☐ Residential: Units* ____ Acres* ____			
☐ Office: Sq.ft.* ____ Acres* ____ Employees* ____	☐ Transportation: Type* ____		
☐ Commercial: Sq.ft.* ____ Acres* ____ Employees* ____	☐ Mining: Mineral* ____		
☐ Industrial: Sq.ft.* ____ Acres* ____ Employees* ____	☐ Power: Type* ____ MW* ____		
☐ Educational: ____	☐ Waste Treatment: Type* ____ MGD* ____		
☐ Recreational: ____	☐ Hazardous Waste: Type* ____		
☐ Water Facilities: Type* ____ MGD* ____	☒ Other: Rock Revetment Replacement		

*** Required field based on Development Type selected**

Project Issues Discussed in Document:

☒ Aesthetics	☒ Energy	☐ Mandatory Findings of Significance	☒ Solid Waste
☐ Agriculture and Forestry	☐ Fiscal Impacts	☒ Mineral Resources	☒ Transportation
☒ Air Quality	☒ Flood Plain/Flooding	☒ Noise	☒ Tribal Cultural Resources
☒ Biological Resources	☒ Geology/Soils	☒ Population/Housing	☒ Utilities/Service Systems
☒ Coastal Zone	☒ Greenhouse Gas Emissions	☒ Public Services	☒ Vegetation
☒ Cultural Resources	☒ Growth Inducement	☒ Recreation	☒ Wetland/Riparian
☐ Cumulative Effects	☒ Hazards/Hazardous Materials	☒ Schools/Universities	☒ Wildfire
☒ Drainage/Absorption	☒ Hydrology/Water Quality	☒ Septic System	☐ Other: ____
☒ Economic/Jobs	☒ Land Use/Planning	☒ Sewer Capacity	

Present Land Use/Zoning/General Plan Designation:

Open Bay

Project Description: *(please use a separate page if necessary)*

The Project includes the replacement of existing rock revetment located bayward of homes at 407 and 409 First Street in Coronado. The Project Applicant is seeking a Non-Appealable Coastal Development Permit to allow the removal and disposal of existing rock revetment and debris, the placement of new substrate and rock revetment, and final cleanup and demobilization of the project. Project construction would begin in the first quarter of 2026 and would take approximately 3 months to complete.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**". If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board	X	Office of Historic Preservation
X	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 9
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
X	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of	X	State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
	Fish & Game Region #		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
X	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date August 26, 2025 Ending Date September 25, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 605 3rd Street
City/State/Zip: Encinitas CA 92024
Contact (Name and Title): Candice Disney Magnus, Senior Project Manager
Phone: 760-642-8261
Email: cmagnus@dudek.com

Applicant: SLPR, LLC; and Allan w. Arendsee & Lyndsey J. Arendsee as Trustees of the Arendsee Family Trust
Address: 701 44th Street
City/State/Zip: Phoenix, AZ 85008
Contact (Name and Title): Thomas Gilson, Attorney
Phone: 480-429-3011
Email: tgilson@BOMlawgroup.com

Signature of Lead Agency Representative: Luis Duran **Date:** 8/21/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.