

RESOLUTION 2015-09

**RESOLUTION AUTHORIZING AN EXCLUSIVE
NEGOTIATING AGREEMENT WITH RIDA CHULA
VISTA, LLC FOR A HOTEL AND CONVENTION
CENTER AND OTHER DEVELOPMENT WITHIN
THE CHULA VISTA BAYFRONT**

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 1, (Port Act); and

WHEREAS, the Chula Vista Bayfront Master Plan (CVBMP), is the result of a decade-long joint planning effort by the District, the City of Chula Vista, Pacifica Companies and a broad coalition of stakeholders; and

WHEREAS, the CVBMP was collaboratively planned through an extensive public participation program that included over 100 community meetings and resulted in a comprehensive Environmental Impact Report and Port Master Plan Amendment, which was approved by the Board of Port Commissioners (BPC) in May 2010 and certified by the California Coastal Commission in August 2012; and

WHEREAS, on May 6, 2014, the BPC adopted Resolution No. 2014-108 authorizing the issuance of a Request for Qualifications (RFQ) for a hotel and convention center in the Chula Vista Bayfront (CVB); and

WHEREAS, one highly-qualified response from RIDA Chula Vista LLC (RIDA) was received and on October 14, 2014, the BPC selected RIDA as the successful respondent to the RFQ and authorized District staff to negotiate an Exclusive Negotiating Agreement (ENA) with RIDA; and

WHEREAS, RIDA and District staff have negotiated a proposed ENA, that includes, among others, the terms and conditions attached hereto as Attachment A; and

WHEREAS, the requested BPC action does not constitute an “approval” of a project under the California Environmental Quality Act and nonetheless, implementation of the CVBMP, including the requested BPC action to authorize staff to enter into an ENA with RIDA has been addressed by the Chula Vista Bayfront Master Plan and Port Master Plan Amendment Final Environmental Impact Report (FEIR) (UPD #83356-EIR-658, SCH #2005081077), which was certified by the BPC on May 18, 2010 (BPC Resolution 2010-78) and the Addendum to the FEIR, which was adopted by the BPC on August 13, 2013 (BPC Resolution No. 2013-138); and

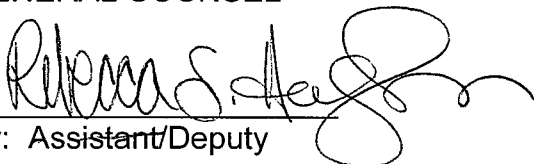
WHEREAS, the requested BPC action does not allow for “development,” as defined by the California Coastal Act or “new development,” pursuant to the District’s Coastal Development Permit Regulations; and

WHEREAS, District staff recommends the BPC authorize staff to enter into an ENA with RIDA for a hotel and convention center and other development within the CVB.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Assistant Executive Director or his/her designated representative is hereby authorized and directed on behalf of the San Diego Unified Port District to enter into an Exclusive Negotiating Agreement with RIDA Chula Vista, LLC for a hotel and convention center and other development within the Chula Vista Bayfront.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL


By: Assistant/Deputy

