

RESOLUTION 2016-160

RESOLUTION DIRECTING STAFF TO ISSUE A REQUEST FOR PROPOSALS (RFP) FOR THE DEVELOPMENT OF A 19-ACRE RECREATIONAL VEHICLE (RV) PARK LOCATED AT E STREET AND BAY BOULEVARD IN THE CITY OF CHULA VISTA

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, Section 87(b) of the Port Act grants authority to the District to lease the tidelands or submerged lands, or parts thereof, for limited periods, not exceeding 66 years, for purposes consistent with the trusts upon which those lands are held, by the State of California; and

WHEREAS, Board of Port Commissioners (BPC) Policy No. 360 provides that development proposals (solicited or otherwise) for the District tidelands that have been previously undeveloped or which have been recently razed shall be subject to a competitive process utilizing a Request for Proposals (RFP) or a Request for Qualifications (RFQ); and

WHEREAS, Chula Vista Marina/RV Park, Ltd. has a lease with the District to operate a 237-stall RV Park (Existing RV Park) at 460 Sandpiper Way, within the City of Chula Vista (City) that expires on November 30, 2021; and

WHEREAS, in May 2010, the BPC certified a Final Environmental Impact Report (FEIR) and approved a Port Master Plan amendment (PMPA) for the Chula Vista Bayfront Master Plan (CVBMP), which was the result of a decade-long planning effort; and

WHEREAS, this entitlement process envisioned the replacement of the Existing RV Park; and

WHEREAS, the Existing RV Park is located within a portion of the Chula Vista Bayfront that is the home to a future resort hotel and convention center (RHCC); and

WHEREAS, the Chula Vista Bayfront Development Policies, which are incorporated by reference into the Port Master Plan, require all existing 237 recreational vehicle (RV) stalls be replaced prior to the Existing RV Park closing; and

WHEREAS, the CVBMP identified a 19-acre site located at E Street and Bay Boulevard in the Sweetwater District of the Chula Vista Bayfront (Site) as a possible replacement site for the 237 RV stalls; and

WHEREAS, the Site is optimal for visitors to the Chula Vista Bayfront as it sits within the northeastern portion, is in close proximity to The Living Coast Discovery Center, Sweetwater National Wildlife Refuge, future Sweetwater signature park, and Bayshore Bikeway, and also provides water views of San Diego Bay and the Pacific Ocean, as well as the Downtown San Diego skyline; and

WHEREAS, opportunities to enhance the public infrastructure, public access and natural ecological buffers will also be included as part of this development opportunity; and

WHEREAS, after lengthy discussions and negotiations with the Existing RV Park tenant, they notified the District on April 11, 2016 that they have elected not to relocate to the new Site; and

WHEREAS, since the replacement of the 237 RV stalls is a requirement of the Chula Vista Bayfront Development Policies, staff recommends the BPC direct staff to issue a RFP for the development of a minimum 237-stall RV park at the Site (Project); and

WHEREAS, staff is seeking to attract high-quality RV park developers, owners, and operators through this RFP process to ensure a successful project on the Chula Vista Bayfront; and

WHEREAS, it is contemplated that the Project will be a high quality RV park and include, but is not limited to, amenities such as: swimming pool(s) and hot tub(s); markets; barbeque and/or fire pits; active common areas; beautiful, native landscaping; and a fitness center; and

WHEREAS, staff will seek proposals both from fee developers who would build the project for the District to own and operate through a third-party operator and developer/owners who would own and operate under a more traditional ground lease model; and

WHEREAS, staff will evaluate proposals based on the specific list of criteria to be outlined in the RFP, which will include approach to project, proposer's relevant experience, capability to perform, and revenue and expense projections; and


WHEREAS, the RFP will specify that development concepts should present the vision for the Site and include proposed amenities and integration to the overall Chula Vista Bayfront development, which includes enhancements to public access, infrastructure and utility service; and

WHEREAS, the RFP would be issued in late October, responses would be due in late 2016, with interviews in early 2017, and staff anticipates returning to the BPC in Spring of 2017 with a recommendation for a selection.

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

That staff is hereby directed to issue a Request for Proposals (RFP) for the development of a 19-acre recreational vehicle (RV) park located at E Street and Bay Boulevard in the City of Chula Vista.

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 13th day of October, 2016, by the following vote:

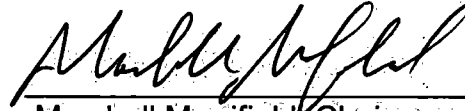
AYES: Castellanos, Malcolm, Merrifield, Moore, Nelson, and Valderrama.

NAYS: None.

EXCUSED: Bonelli.

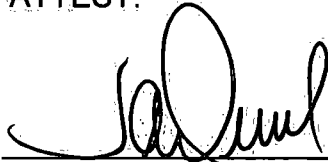
ABSENT: None.

ABSTAIN: None.



Marshall Merrifield, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

(Seal)