

DRAFT

RESOLUTION 20xx-xxx

**RESOLUTION GRANTING CONCEPT APPROVAL
TO SUN COMMUNITIES, INC. FOR THE COSTA
VISTA RV RESORT 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, Sun Communities, Inc. as the project applicant and proponent (Applicant), proposes to construct and operate the Chula Vista Bayfront (CVB) recreational vehicle (RV) park, a low-scale, low profile, and lower-cost RV resort consisting of 255 lower-cost overnight accommodations (approximately 139 RV stalls and 116 park model units, which count as and exceed the replacement of 237 lower cost overnight accommodation mobile vehicle stalls in the CVB) with associated improvements on parcel S-1; the extension of E Street; construction of a 400-foot-wide landscape buffer within a portion of parcel SP-1; and the realignment of Gunpowder Point Drive within parcels SP-1 and SP-3 to allow continued access to the Living Coast Discovery Center (collectively, "Project"); and

WHEREAS, as of the date of the Board of Port Commissioner's (BPC) consideration of this proposed Concept Approval, the Project site is leased by the District from State Land Commission (SLC) through a Master Lease and has not yet been granted to the District and added to the Port Act; and

WHEREAS, an urgency statute is proposed for the Legislature's adoption this year (Legislation), which would transfer the Project site to the District's tidelands and allow the Legislation to take effect immediately after it is signed by the Governor and chaptered into law; and

WHEREAS, pursuant to BPC Policy No. 357, plans for new tenant development must be presented to the BPC for approval if the project is estimated to cost more than \$500,000, and this Project cost is approximately \$39 Million, which includes both on and offsite costs; and

WHEREAS, District staff recommends the BPC grant concept approval for the Project.

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

20xx-xxx

Subject to satisfaction of the following conditions precedent, Sun Communities, Inc. (Sun Communities) is hereby granted concept approval for the proposed Costa Vista RV Project (Project) in the City of Chula Vista. Said conditions precedent include the Project site needs to be incorporated into the District's tidelands through pending urgency legislation or other legislation and a lease or other real property agreement between the District and Sun Communities needs to be approved and executed giving Sun Communities the ability to construct and operate the Project.

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 10th day of April 2018, by the following vote: