Chula Vista Bayfront
<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
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<tbody>
<tr>
<td>1990</td>
<td></td>
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<tr>
<td>1995</td>
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<tr>
<td>2000</td>
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<tr>
<td>2005</td>
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<tr>
<td>2010</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td></td>
</tr>
</tbody>
</table>

- **San Diego Bay**
- **Interstate 5**
- **H Street**
- **F Street**
- **E Street**
- **J Street**
- **L Street**
- **Marina Pkwy**
- **Marina Way**
- **Sandpiper Way**
- **Chula Vista Nature Center**
- **Sweetwater Marsh**
- **South Bay Power Plant**
- **South Bay Salt Ponds**
- **Wildlife Reserve**

*Map showing the location of the South Bay Power Plant.*
San Diego Bay
Interstate 5
H Street
F Street
E Street
J Street
L Street
Marina Way
Sandpiper Way
Chula Vista
Nature Center
Wildlife Reserve
Sweetwater Marsh
South Bay Salt Ponds
San Diego Bay
Substation Relocation
RV Park Relocation
Planning Process (Began 2001)
• Joint planning effort by Port and City of Chula Vista
• Collaboration with Pacifica Companies
• Driven by community input

Settlement Agreement (May 2010)
• Wildlife and habitat
• Energy efficiency
• Building design
• Public participation
• Parks and Recreation
• Job Quality

Entitlements
• Environmental Impact Report Certification – May 2010
• State Lands Commission Approval – December 2010
• Coastal Commission Approval – August 2012
Wildlife Advisory Group (WAG)
• Natural Resources Management Report

Bayfront Cultural Design Committee
• Design Guidelines
Chula Vista Bayfront Master Plan

Public Access and Open Space
Public Amenities - Promenades
Chula Vista Bayfront Master Plan

Public Amenities - Bikeways
Chula Vista Bayfront Project

Completed so far…

Improvements
• Demolished South Bay Power Plant
• Removed industrial pollution & contaminants
• Completed two land exchanges

H Street Extension
• $8.2 million project
• Includes separate bike path
• 16” water line to Harbor District
**Port**
- Existing Lease Revenues
- Project Lease Revenues
- Annual Contribution
- Pacifica Land Exchange
- SDG&E

**City**
- Transit Occupancy Tax
- DIF
- Property Tax Equiv.
- Municipal Services Agreement
- PAD Fees

**JEPA**

Convention Center

Bayfront Infrastructure
Chula Vista Bayfront Project

Soil Import and South Campus Demolition and Grading
Chula Vista Bayfront Project

$4.8 Million Sweetwater Bicycle Path and Promenade Project Grant
Chula Vista Bayfront Project

Destination RV Park – “Costa Vista” by Sun Communities, Inc.

First project on the Chula Vista Bayfront
Coastal Development Permit approved September 12
Construction anticipated to begin summer 2019
Could open in early 2020
Disposition and Development Agreement

- Term: 4 Years with option to extend up to 3 Years (Total 7 Year Term)
- Design and Development of Project
- Responsibilities of Parties
- Conditions to Close Escrow
- Lease of Project Site
## Project Cost

### Proposed Sources and Uses Of Funds (In Millions)

<table>
<thead>
<tr>
<th></th>
<th>Developer Private Investment</th>
<th>District/City Public Investment</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Hotel/Convention Center</strong></td>
<td>$785.0</td>
<td>$240.0</td>
<td>$1,025.0</td>
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<tr>
<td><strong>B. Infrastructure</strong></td>
<td>---</td>
<td>$63.2</td>
<td>$63.2</td>
</tr>
<tr>
<td><strong>C. Parking Improvements</strong></td>
<td>---</td>
<td>$40.0</td>
<td>$40.0</td>
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<tr>
<td><strong>D. Total</strong></td>
<td>$785.0</td>
<td>$343.2</td>
<td>$1,128.2</td>
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</tbody>
</table>
## Revenue Sharing Agreement

### Priority Disbursement Description

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>To District, Reimbursement of its Annual Contribution</td>
</tr>
<tr>
<td>2</td>
<td>To City, Reimbursement of 73.6% of Actual Bayfront Fire Services Costs</td>
</tr>
<tr>
<td>3</td>
<td>To District and City, Reimbursement of General Fund Contributions (Through Close of Escrow)</td>
</tr>
<tr>
<td>4</td>
<td>To District and City, Reimbursement of General Fund Contributions (After Close of Escrow)</td>
</tr>
<tr>
<td>5</td>
<td>To JEPA, One Year Additional Debt Service Reserves or Reserve Fund Insurance Policy</td>
</tr>
<tr>
<td>6</td>
<td>To District and City, Split Remaining Revenues 50/50</td>
</tr>
</tbody>
</table>

- Residual Revenues Expected in Lease Year 19
Project Benefits

**Chula Vista**

**Jobs:**
- 120 Construction
- 3,300 On-going

**Economic Output:**
- $74.6 Million Construction
- $329 Million/Year On-Going

**Surplus Revenues*:**
- District – $53.7M
- City – $53.9M

*At Lease Year 39

**Regional**

**Jobs:**
- 2,200 Construction
- 4,470 On-going

**Economic Impact:**
- $1.3 Billion Construction
- $475 Million/Year On-Going
Thank you!