

**REQUEST FOR PROPOSALS
AGRICULTURAL LEASE SITE**

**TIJUANA RIVER VALLEY REGIONAL PARK
2323 Hollister Street, San Diego, California
County Parcel 2014-0009-A**

August 29, 2014

I. BACKGROUND

A. PROJECT DESCRIPTION

The County of San Diego (“County”) is seeking submittals from prospective tenants interested in leasing approximately 7.4 acres of County-owned land located on a portion of Assessor Parcel Number 664-010-55 at 2323 Hollister Street, San Diego, California (“Property”). The intended use of the site is an agricultural use which includes a public use component. The location of the Property is shown on Exhibit “A” LOCATION MAP and Exhibit “B” SITE MAP. Although the physical address of the Property is on Hollister Street, a private County-owned road provides access to the Property from Sunset Avenue.

The selected respondent will negotiate terms of a ground lease for five years with the potential for one five-year option to extend the term of the lease. The Property is to be used for agricultural related activities that are to be made available to the general public. The tenant will have exclusive use of the Property during the term of the lease. The selected respondent will need to provide and pay for all utilities and services necessary for its use and occupancy of the Property, including but not limited to electrical, gas, water and sewer/septic tank service. The County shall have no responsibility to either provide for or pay for any utilities or services. It is the responsibility of each proposer to determine any utility requirements and how utilities are furnished to the Property. The Property is served by an electric meter and payment is made to SDG&E. Water and sewer service to the Property is furnished through an existing sub-meter and the payment for these services is made by reimbursing the tenant of an adjoining County-owned property (Sun Grown Organic Distributors, Inc.). The Property has an irrigation system. The selected respondent will otherwise need to provide all improvements necessary for its use and occupancy of the Property.

The Property is owned by the County but is located within the boundaries of the City of San Diego. The Property is located in a federally mapped floodway, and is included in the City of San Diego’s local coastal program area and Multiple Habitat Preservation Area (MHPA), which is a component of the County’s Multiple Species Conservation Program. The County acquired the Property for

park purposes, and is seeking a tenant that will use the site for agricultural related and educational uses that serve the public.

The selected respondent shall operate the Property and construct any improvements to the Property in accordance with applicable laws, regulations and ordinances.

B. RESPONSE REQUIREMENTS

Interested parties shall include the following in their response:

1. Proposed amount of rent
2. Proposed use of the Property for public agricultural purposes
3. Types of activities to be offered that will be made available to the public
4. Qualifications of proposer
5. Financial capacity to meet the rent payments
6. Three professional references

The form attached as Exhibit “C” PROPOSAL RESPONSE FOR LEASE OF COUNTY PROPERTY shall be completed and used to submit your response.

C. DELIVERY OF RESPONSES

Responses to this Request for Proposals are due no later than **5:00 p.m., Friday, September 19, 2014**. Late proposals are not accepted and will be returned unopened. Please deliver four (4) copies of your proposal to:

County of San Diego
Real Estate Services Division
Attention: Sara Isgur, Senior Real Property Agent
5560 Overland Avenue
Suite 410
San Diego, California 92123-1204

Any questions or requests for clarifications to this Request for Proposals should be submitted in writing to Sara Isgur via mail at the above address, email at sara.isgur@sdcounty.ca.gov or via facsimile to 858-694-2369. Responses to inquiries will be sent via facsimile to all proposers. No other person should be contacted with regard to questions or clarifications specific to this project.

D. PROPOSED SCHEDULE

Issue Request for Proposals	Friday, August 29, 2014
Pre-Proposal Site Tour	Friday, September 5, 2014 2014 at 10:00 am
Deadline for submitting responses	Friday, September 19, 2014
Selection of proposed lessee	Friday, September 26, 2014
Board meeting for lease approval	Wednesday, October 29, 2014

E. WITHDRAWAL

The County reserves the right to withdraw this Request for Proposals at any time without prior notice. The County also reserves the right to accept or reject any and all responses for any reason.

F. LEASE APPROVAL

The provisions outlined in this Request for Proposals are non-binding. A binding agreement will not be created until/unless the lease contemplated by this Request for Proposals is fully executed by the selected respondent and the County. The County is not bound by the terms of any lease until it has been formally approved by the County's Board of Supervisors and the lease is fully executed by the County's lease administrator. A copy of the form of lease may be requested by contacting Sara Isgur at 858-694-2314 or sara.isgur@sdcounty.ca.gov.

II. SPECIAL TERMS AND CONDITIONS

A. REPAIRS AND MAINTENANCE

The selected respondent will be responsible for all maintenance and repairs associated with the Property. The selected respondent will be responsible for compliance with all stormwater regulations, laws and ordinances, in particular those regulations relating to agricultural operations.

III. GENERAL TERMS AND CONDITIONS

A. LEASE TERM

The term of the lease will be for five years. An option to extend the term of the lease for an additional five years shall be subject to prior approval by the County.

B. RENT

The minimum rental amount for lease of the Property is \$1,800 per month. The rent shall be adjusted annually during the term by a minimum of 3.0% of the rent for the prior lease year. The rent may be subject to an upward only adjustment to reflect market rent if the option to extend the term of the lease is exercised.

C. INSURANCE

The selected proposer shall provide insurance as follows:

1. If a commercial use, a Worker's Compensation insurance policy covering all employees. Any subcontractors will be required to provide this coverage.
2. Comprehensive General and Automobile Liability Insurance of \$2,000,000 combined single limit Bodily Injury and Property Damage which includes Abuse/Molestation coverage.
3. All insurance policies shall name the County of San Diego as additional insured.

The complete insurance terms will be included in the lease.

D. UTILITIES

It is the responsibility of the proposer to determine any utility requirements and how utilities are furnished to the Property. The selected proposer will be responsible for securing and paying for the cost of all utilities and trash removal from the Property. The Lessee of this County-owned property currently reimburses the Lessee of the adjoining County-owned property for its water usage. The County is committed to energy conservation and recycling. The selected proposer is expected to cooperate with reasonable conservation practices.

E. ASSIGNMENT AND SUBLEASING

The selected proposer shall not assign the lease or sublease the premises without prior written approval from the County.

IV. PROPOSAL EVALUATION AND SELECTION

Proposals that meet the requirements outlined in this Request for Proposals will be evaluated by a selection committee designated by the County that will include representatives from the County's Real Estate Services Division and the

Department of Parks and Recreation. The selection committee will use the following criteria in evaluating the proposals:

1. The amount of rent the proposer is willing to pay the County to lease the Property.
2. The proposer's demonstrated ability to pay monthly rent in accordance with a lease agreement.
3. The proposer's experience in operating agricultural facilities.
4. Proposed use of the Property and the proposer's commitment to maintain a use for park related purposes.

V. NEGOTIATIONS

After final selection of the most qualified respondent by the selection committee, a lease document will be negotiated and prepared that incorporates lease terms. If a lease cannot be negotiated, the County may, at its sole discretion, begin negotiations with other respondents and terminate negotiations with the previously selected respondent.

The selected proposer will be notified of the decision of the County's selection committee. It is the duty of each interested party to request any clarifying information from the County as it pertains to this Request for Proposals. Any clarifications provided by the County will be provided to all interested parties. All responses must be signed by the person with the authority to bind the entity submitting a response. The lease is subject to approval by the County's Board of Supervisors.

VI. PROPRIETARY INFORMATION

All response documents become the property of the County and subject to the Public Records Act requirements set forth in State of California, Government Code Section 6250. Information provided will be kept confidential to the extent permitted by law.

VII. CLAIMS AGAINST THE COUNTY

Each respondent, and its respective officers, agents, employees or representatives, shall have no claims whatsoever against the County or any of its respective officials, agents, or employees arising out of or relating to this Request for Proposals or the ability to obtain a lease with the County if selected as the proposed lessee.

EXHIBIT "A"
LOCATION MAP



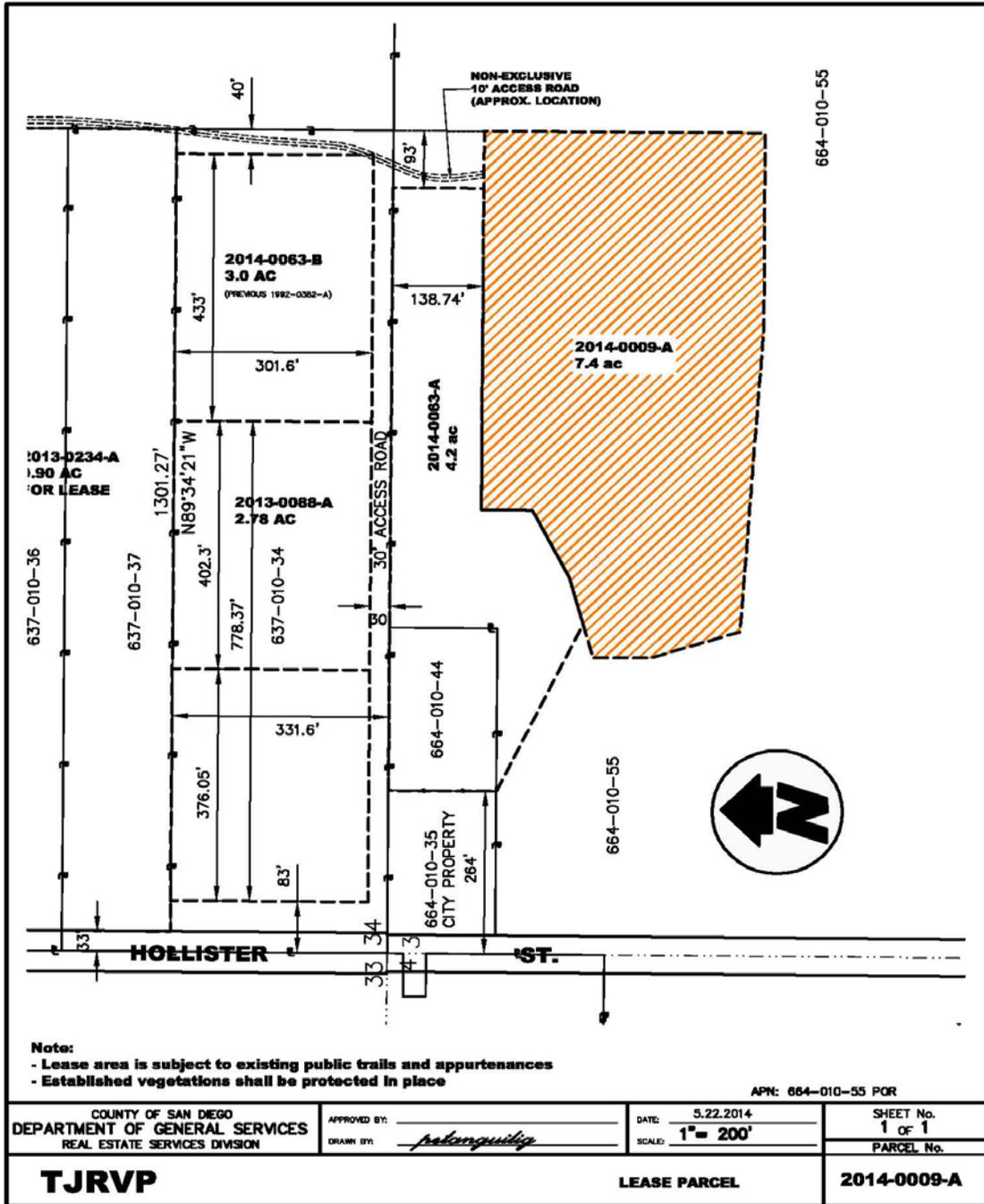
Notes:
 - Lease area is subject to existing public trails and appurtenances
 - Established vegetations shall be protected in place

APN: 664-010-55 POR

COUNTY OF SAN DIEGO DEPARTMENT OF GENERAL SERVICES REAL ESTATE SERVICES DIVISION	APPROVED BY: _____ DRAWN BY: <i>jakonquilla</i>	DATE: 5.22.2014 SCALE: 1" = 200'	SHEET No. 1 OF 1 PARCEL No.
	TJRVP		LEASE PARCEL
			2014-0089-A

Ujp-2013-basemap.dwg

EXHIBIT "B"
SITE MAP



Note:
 - Lease area is subject to existing public trails and appurtenances
 - Established vegetations shall be protected in place

APN: 664-010-55 POR

COUNTY OF SAN DIEGO
 DEPARTMENT OF GENERAL SERVICES
 REAL ESTATE SERVICES DIVISION

APPROVED BY: _____
 DRAWN BY: *patanguitay*

DATE: 5.22.2014
 SCALE: 1" = 200'

SHEET No.
 1 of 1
 PARCEL No.

TJRVP

LEASE PARCEL

2014-0009-A

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EXHIBIT "C"
PROPOSAL RESPONSE FOR LEASE OF COUNTY REAL PROPERTY

(Begins on next page)



**PROPOSAL QUESTIONNAIRE – for Lease of County Property
County of San Diego**

Real Estate Services Division • 5560 Overland Avenue, Suite 410 • San Diego, CA • 92123-1204

I INDIVIDUAL INFORMATION (MUST BE COMPLETED FOR EACH INDIVIDUAL SIGNING LEASE)

Name: _____

Address: _____

If at above address less than one (1) year:

Previous Address: _____ City: _____ State: _____ Zip: _____

Phone: _____

Cell phone: _____

II CORPORATE INFORMATION

Corporate Name: _____ DBA: _____

Business Address: _____ City: _____ State: _____ Zip: _____

How Long a Corporation: _____

Officer: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Business Phone: _____

Officer: _____ Title: _____

Address: _____ City: _____ State: _____ Zip: _____

Business Phone: _____

NOTE: ANY LEASE AGREEMENT SIGNED WITH A CORPORATION WILL REQUIRE A STATEMENT OF PERSONAL GUARANTEE TO BE SIGNED.

III PROPOSED USE OF COUNTY PROPERTY

Please provide an in-depth description of the proposed use. Vague or limited description may result in denial of application. In particular, please describe the proposed activities and how those activities will be made available to the general public. Please use a separate sheet of paper if necessary.

PROPOSED RENT: _____

IV LOCATION OF COUNTY PROPERTY

Street Address: _____

Or

Assessor Parcel Number: _____

V DECLARATIONS

A. Has this business, its officers, partners, or owners or for non business responses, have you ever been delinquent in payment of any financial obligations?

No Yes (If Yes, please explain)

B. Has this business, its officers, partners, or owners or for non business responses, have you ever been a defendant in an unlawful detainer and/or breach of contract lawsuit?

No Yes (If Yes, please explain)

VI FINANCIAL REFERENCES

1.

<u>Name</u>	<u>Area code + Phone number</u>		
<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
2.

<u>Name</u>	<u>Area code + Phone number</u>		
<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
3.

<u>Name</u>	<u>Area code + Phone number</u>		
<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>

VII OTHER REFERENCES

1.

<u>Name</u>	<u>Area code + Phone number</u>		
<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
2.

<u>Name</u>	<u>Area code + Phone number</u>		
<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>
3.

<u>Name</u>	<u>Area code + Phone number</u>		
<u>Street Address</u>	<u>City</u>	<u>State</u>	<u>Zip Code</u>

I/We hereby authorize the County of San Diego to conduct a credit investigation/request credit reports and verify all information on this application if my lease application is approved. I/We understand that the cost of the credit investigation will be paid to the County at the time of approval of my application. I/We understand that if information cannot be verified, approval of this application may be rescinded. Submission of this application does not constitute approval or require the County of San Diego to enter into negotiations for the sale, lease or use of County property.

Signature _____ Title _____ Date _____