

California Enterprise Development Authority

Project Application for Bond Financing

**I. APPLICANT PROFILE**

<b>Applicant/Borrower</b>			
Name:	Centro de Salud De La Comunidad De San Ysidro, Inc.		
Street Address:	1601 Precision Park Lane		
City:	San Diego	State:	CA
Zip:	92173	NAICS Code	621498
Contact Name:	Mr. Brian Wallace	Title:	Vice President and Chief Financial Officer
Phone:	(619) 205-6339	Fax :	
E-mail:	<a href="mailto:brian.wallace@syhealth.orgext">brian.wallace@syhealth.orgext</a> . 3516		

<b>Business Specifics - Applicant/Borrower</b>					
Current # of Full-time Employees:	California		Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input checked="" type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

<b>Occupant/User (If different from Applicant/Borrower)</b>			
Name:			
Street Address:			
City:		State:	
Zip:		NAICS Code	
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

<b>Business Specifics - Occupant/User</b>					
Current # of Full-time Employees:	California		Companywide		
<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> S Corporation	<input type="checkbox"/> LLC, LLP, Partnership	<input type="checkbox"/> C Corporation	<input type="checkbox"/> 501(c)(3)	<input type="checkbox"/> Other

<b>Special Tax Counsel Contact</b>			
Name:	Kutak Rock LLP		
Street Address:	777 South Figueroa Street, Suite 4550		
City:	Los Angeles	State: CA	Zip 90017
Contact Name:	Sam S. Balisy, Esq.	Title:	Partner
Phone:	(213) 312-4009	Fax :	(213) 312-4001
E-mail:	<a href="mailto:Sam.balisy@kutakrock.com">Sam.balisy@kutakrock.com</a>		

<b>Borrower Counsel (if known)</b>			
Firm Name:			
Street Address:			
City:		State: CA	Zip
Contact Name:		Title:	
Phone:		Fax :	
E-mail:			

<b>Lender Contact</b>			
Name:	California Bank & Trust		
Street Address:	4320 La Jolla Village Drive, Suite 103		
City:	San Diego	State: CA	92122
Contact Name:	Jacob Richards	Title:	Senior Vice President
Phone:	(619) 944-7641	Fax :	
E-mail:	<a href="mailto:Jacob.richards@cb&amp;t.com">Jacob.richards@cb&amp;t.com</a>		

## II. PROJECT SITE LOCATION(S)

<b>Project Site 1:</b>				
Street Address:	See Attachment A			
City:				
County:				

<b>Project Site 2:</b>				
Street Address:				
City:				
County:				

<b>Project Site 3:</b>				
Street Address:				
City:				
County:				

## III. TYPE OF ACTIVITY (Check appropriate box or boxes)

<input type="checkbox"/> Manufacturing		<input checked="" type="checkbox"/> Non-Profit or Public Benefit		<input type="checkbox"/> Other (Specify)
Please fill in when "Other" is specified:				

## IV. PROJECT & FINANCING SUMMARY

Summary of Project Budget and Requested Bond Financing: See Attachment A

	Total Project Budget (\$):	Project Budget Paid from Bond Proceeds (\$):
Land Acquisition		
New Construction		
Property Acquisition		
Facility Improvements		
Refinancing		
New Equipment		
Architectural & Engineering		
Financing Costs (Costs of Issuance)		
Other: Improvements		
<b>Total:</b>	\$180,000,000	\$180,000,000

## V. ADDITIONAL INFORMATION

Please provide **one complete set** of the following information as attachments to this Application.

Attachments:

- A. Brief Project Description in Narrative Form.
- B. Description of the Applicant.
- C. Public Benefits Associated with the Project.
- D. Annual Financial Statements for the most recent three years.
- E. \$1,500.00 Application Fee – Check made payable to the “California Enterprise Development Authority.”

## VII. CERTIFICATION

I hereby represent that all information contained in this documentation and attachments are true and correct to the best of my knowledge.

Date: October 30, 2024

Signature: 

Print Name: Brian Wallace

Title: Vice President and Chief Financial Officer

SUBMIT THIS APPLICATION AND ATTACHMENTS TO:

**California Enterprise Development Authority**

Attn: CEDA  
Address: 2150 River Plaza Drive, Suite 275, Sacramento, CA 95833  
Telephone: (916) 448-8252, Ext. 16  
Fax: (916) 448-3811  
E-mail: [michelle@caled.org](mailto:michelle@caled.org)  
Website: <https://ceda.caled.org/>

## ATTACHMENT A: DESCRIPTION OF PROJECT

Please provide a description of the proposed project.

The proceeds of the financing will be applied by the Applicant to (a) finance, refinance and/or reimburse the Applicant for all or a portion of the costs of the acquisition, development, construction, improvement, installation, furnishing and equipping of the healthcare facilities located at the addresses and in the principal amounts set forth below; and (b) pay capitalized interest, costs of issuance and other related transaction costs in connection with the financing.

<b>Property Address</b>	<b>Principal Amount</b>
330-340 E. 8th Street, National City, CA 91950	\$2,000,000
4004 Beyer Boulevard, San Diego, CA 92173	\$3,500,000
3364 Beyer Boulevard, San Diego, CA 92173	\$3,800,000
672,676 and 678 3rd Avenue, Chula Vista, CA 91910	\$17,000,000
950 S. Euclid Avenue, San Diego, CA 92114	\$2,500,000
2400 E. 8th Street, National City, CA 91950	\$2,000,000
1601 Precision Park Place, San Diego, CA 92173	\$10,000,000
4050 Beyer Boulevard, San Diego, CA 92154	\$7,000,000
880 Third Avenue, Chula Vista, CA 91911	\$17,500,000
1604-20 Alpine Boulevard, Alpine, CA 91901	\$8,500,000
1388 Buckman Springs Road, Campo, CA 91909	\$6,000,000
1656-1666 Precision Park, San Diego, CA 92173	\$7,500,000
704 E. Grand Avenue, Escondido, CA 92025	\$3,500,000
875 El Cajon Boulevard, El Cajon, CA 92020	\$24,000,000
1830-40, 1837 West Drive, Vista CA 92083	\$18,000,000
280 E Street, Chula Vista, CA 91910	\$1,500,000
2717 A Street, Julian, CA 92036	\$7,500,000
3177 Ocean View Boulevard, San Diego, CA 92113	\$35,000,000

## ATTACHMENT B: DESCRIPTION OF APPLICANT

Please provide a brief history of the development of the business; and current and future business activities.

In 1969, San Ysidro, a primarily agricultural community, had one physician to serve the 7,000 mostly Mexican-American families. Families would typically have to travel to University Hospital in Hillcrest to receive medical care, which often took all day.

The Founding Mothers of San Ysidro Health formed el Club de Madres to find affordable and culturally appropriate health care in their neighborhood. Three of the Founding Mothers joined with Dr. Ruth Covell, then Assistant to the Dean of University of California San Diego's School of Medicine in La Jolla. Dr. Covell was familiar with funding such projects. She was drawn to the vision, passion and conviction of the Founding Mothers and together they developed a plan of action. Their objective was to provide medical services as well as provide jobs within the community and to inspire others to seek careers in healthcare.

In 1969, "Las Casita" opened, and approximately 40 patients per day were seen by three volunteer nurses and two physicians. The Founding Mothers volunteered their time and met frequently in the community to discuss current and future growth.

The Applicant, a federally funded Community Health Clinic, began operations in 1969 and has served primarily the areas of San Diego, Chula Vista, National City, Escondido, El Cajon, Santee, Campo, Julian, San Ysidro and Alpine. As a private, non-profit 501(c)(3) community health organization, the Applicant serves as a safety net for the community by providing 614,840 medical, dental, and behavioral health visits from 128,158 people annually. The Applicant began as an all-volunteer healthcare clinic in Escondido and now has 28 health centers located throughout San Diego county. The Applicant's mission is to provide high-quality, accessible, and affordable medical, dental, and behavioral health services.

## ATTACHMENT C: SUMMARY OF PROJECT PUBLIC BENEFITS

Public benefits may include: job creation; job retention; provide innovative and/or environmentally friendly products; and/or location of the project in a “distressed” community (i.e. enterprise or empowerment zone, redevelopment project area, or an area with high rates of poverty or unemployment).

The Applicant provides quality health care and promotes wellness to everyone in the communities they serve, focusing on those most in need regardless of the ability to pay. The Applicant provides a variety of support services that help with needs such as food, housing, and transportation. The Applicant also offers health education and care coordination programs that promote healthy lifestyle choices and help patients with their individual healthcare journeys. The Applicant operates a Program of All-Inclusive Care for the Elderly that provides high quality, compassionate care to adults age 55 and older. The Applicant employs approximately 2,728 individuals at its various clinics and administrative facilities.