

This PDF is the official version of **Item 22 Attachment 1 - YMCA Joint Occupancy Proposal to the Chula Vista Elementary School District**, from the California State Board of Education (SBE) Meeting Agenda, January 16, 2013. The Accessible Alternative Version (AAV) of this document is available at <http://www.cde.ca.gov/be/ag/ag/yr13/jan13item22a1aav.asp>.



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

September 10, 2012

Dr. Francisco Escobedo  
Superintendent  
Chula Vista Elementary School District  
84 East J Street  
Chula Vista, CA 91910

Dear Dr. Escobedo:

On behalf of the YMCA of San Diego County-South Bay Family YMCA, please accept the attached proposal for the use of property located at Feaster Charter Elementary School, 670 Flower Street, Chula Vista, CA 91910.

The YMCA proposes to develop the property with a YMCA facility and programs which focus on Youth Development, Healthy Living and Social Responsibility. The impact of the Y facility and programs will strengthen the foundations of the community surrounding the existing school.

We look forward to hearing from you soon.

Sincerely,

A handwritten signature in cursive script that reads 'Tina Williams'.

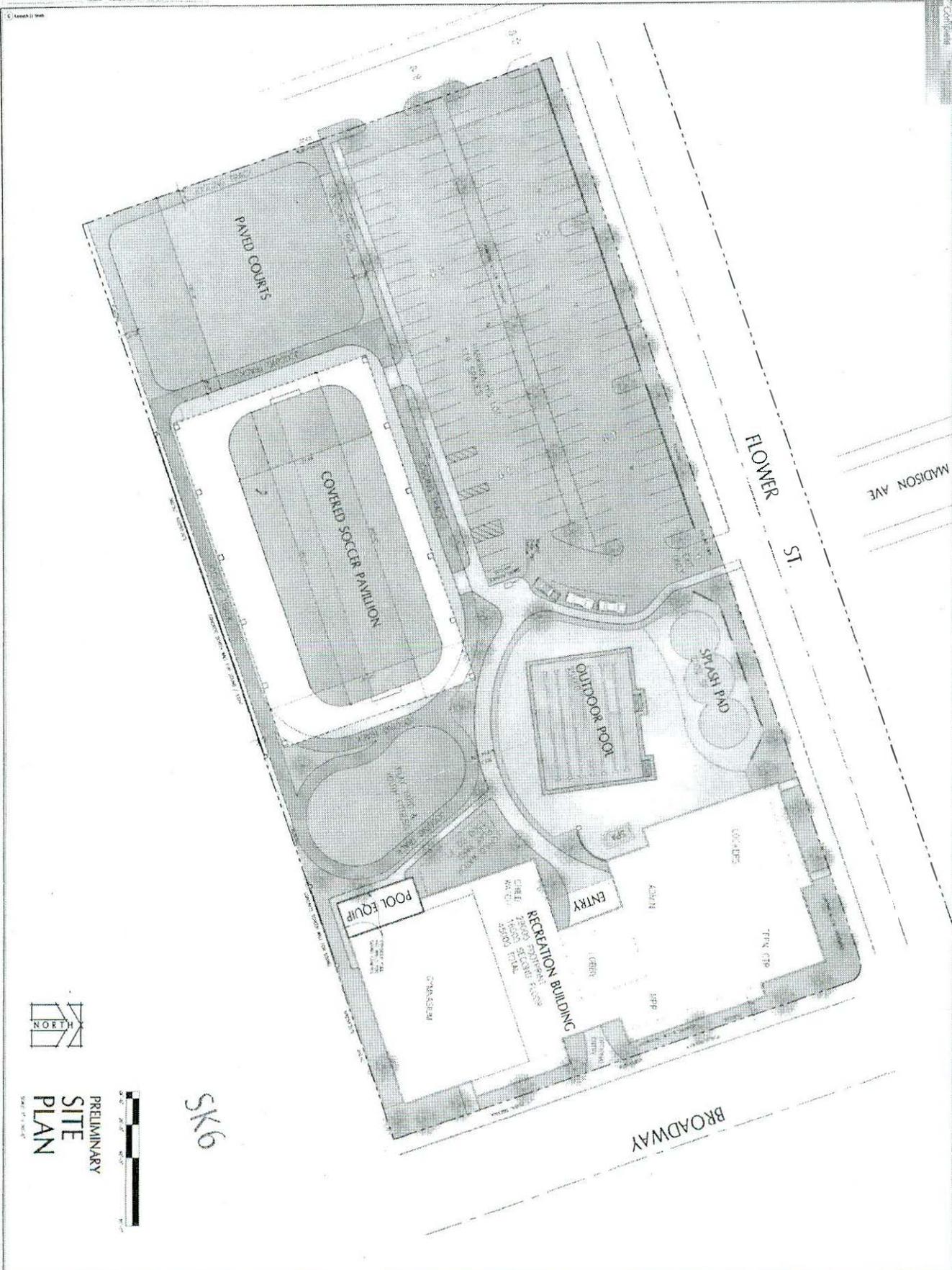
Tina Williams  
Executive Director



Proposal for Ground Lease  
670 Flower Street  
Chula Vista, CA 91910

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1. Landlord: Chula Vista Elementary School District
2. Tenant: YMCA of San Diego County, a California non-profit public benefit corporation.
3. Premises: Approximately 4.32 acres of land located at Mae L Feaster Charter School, 670 Flower Street, Chula Vista, CA.
4. Use: The YMCA proposes to construct the following improvements and related amenities for the purpose of providing recreational, educational and social programs and services intended to benefit the District and Community and for any other uses needed in the community, typically provided by the tenant and acceptable to the landlord. (See attached draft site plan)  
  
30,000-40,000 Square foot facility which will include the following major components:
  - Administration, Lobby and Social Areas
  - Locker/Shower Facilities
  - Gymnasium
  - Child Recreation Center and Outdoor Play Yard and Youth Fitness Area
  - Teen and Family Wellness Center and Multi-purpose Rooms
  - 6-8 Lane Swimming Pool and Children's Splash Pad
  - Covered Soccer/Sports Pavilion
  - Outdoor Courts
  - Landscaping and Parking
5. Lease Term: Thirty (30) Calendar years with an option to extend for an additional Thirty (30) years.
6. Rent: Tenant shall pay Landlord as "rent" the amount of \$1.00 payable on an annual basis on each anniversary of the effective date.
7. Funding: The proposed project received a grant in the amount of \$4,994,700 from the State of California, Department of Parks & Recreation, Statewide Park Program – Proposition 84. Additional funding will be required to complete the entire project. The YMCA will conduct a Capital Campaign to raise sufficient additional funds to complete the project.



PRELIMINARY  
 SITE PLAN  
 SCALE: 1/8" = 1'-0"

SK6

project: SITE PLANNING  
**BAYSIDE FAMILY YMCA**  
 FLOWER STREET  
 CHULA VISTA, CA

DATE: 01/13/13  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]



**KENNETH D. SMITH**  
 ARCHITECT  
 & ASSOCIATES, INC.

CHULA VISTA ELEMENTARY  
SCHOOL DISTRICT

SEP 10 2012

BUSINESS SERVICES  
AND SUPPORT

4:20 PM / *[Signature]*



South Bay Family YMCA  
1201 Paseo Magda  
Chula Vista CA, 91910

Oscar Esquivel  
Chula Vista Elementary  
School District  
84 East J Street  
Chula Vista, CA 91910