



# COUNTY OF SAN DIEGO

## AGENDA ITEM

### BOARD OF SUPERVISORS

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First District

JOEL ANDERSON  
Second District

TERRA LAWSON-REMER  
Third District

MONICA MONTGOMERY STEPPE  
Fourth District

JIM DESMOND  
Fifth District

**DATE:** April 8, 2025

**09**

**TO:** Board of Supervisors

### SUBJECT

**GENERAL SERVICES – APPROVE LEASE AMENDMENTS FOR THE HEALTH AND HUMAN SERVICES AGENCY, CENTRAL REGION FAMILY RESOURCE CENTER - METRO AND SOUTH REGION LIVE WELL CENTER AT CHULA VISTA, AND RECEIVE NOTICES OF EXEMPTION (DISTRICT: 1)**

### OVERVIEW

The County of San Diego (County) Health and Human Services Agency (HHSA) provides vital health, housing, and social services to San Diego County residents. In-person services can be accessed at Family Resource and Live Well Centers throughout the County. The Central Region Family Resource Center – Metro (Metro FRC) and the South Region Live Well Center at Chula Vista (Chula Vista LWC) are two sites that have been operated by HHSA since 1988 and 1999, respectively. Both sites require lease amendments to clarify terms and conditions and extend the terms of the leases.

Staff from the Department of General Services have negotiated a first amendment to the lease for the Metro FRC and a fourth amendment to the lease for the Chula Vista LWC. Today's request is for Board of Supervisors approval of the amendments.

### RECOMMENDATION(S)

#### CHIEF ADMINISTRATIVE OFFICER

1. Find the proposed leased amendment for the Central Region Family Resource Center – Metro is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to State CEQA Guidelines Section 15301.
2. Approve and authorize the Director, Department of General Services, to execute the proposed lease amendment for the Central Region Family Resource Center – Metro.
3. Find the proposed leased amendment for the South Region Live Well Center at Chula Vista is exempt from the California Environmental Quality Act (CEQA) Guidelines pursuant to State CEQA Guidelines Section 15301.

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4. Approve and authorize the Director, Department of General Services, to execute the proposed lease amendment for the South Region Live Well Center at Chula Vista.

#### **EQUITY IMPACT STATEMENT**

It is anticipated that the proposed lease amendments for the Health and Human Services Agency will have a positive impact on the community by ensuring access for all through a fully optimized health and social service delivery system.

#### **SUSTAINABILITY IMPACT STATEMENT**

Implementing effective sustainability objectives is crucial to ensuring safe and healthy communities and contributing to the overall success of the region. The approval of the lease amendments is appropriate as it supports the County's Strategic Initiative of Sustainability to ensure the capability to respond to immediate needs for individuals, families, and the region.

#### **FISCAL IMPACT**

##### *Central Region Family Resource Center – Metro*

Funds for this request are included in the Fiscal Year (FY) 2024-25 Operational Plan and FY 2025-2026 CAO Recommended Operational Plan for the Health and Human Services Agency (HHSA). If approved, this request will result in estimated costs and revenue of \$53,798 in FY 2024-2025 based on an amendment commencement date of August 1, 2024. Fiscal Year 2025-26 costs are estimated at \$240,966 with a 3% rent adjustment to go into effect August 2025. Funds for the remaining contract term will be included in future years' operational plans for HHSA. The funding sources are Social Services Administrative revenue and existing General Purpose Revenue. There will be no change in net General Fund cost and no additional staff years.

##### *South Region Live Well Center at Chula Vista*

Funds for this request are included in the Fiscal Year (FY) 2025-2026 CAO Recommended Operational Plan for the Health and Human Services Agency (HHSA). If approved, this request will result in estimated costs and revenue of \$1,587,677 in FY 2025-2026 based on an amendment commencement date of December 1, 2025, with a 3% annual rent adjustment to go into effect December 1, 2026. Funds for the remaining contract term and for each option year (if exercised) will be included in future years' operational plans for HHSA. The funding sources are Social Services Administrative revenue, Health Realignment and existing General Purpose Revenue. There will be no change in net General Fund cost and no additional staff years.

#### **BUSINESS IMPACT STATEMENT**

N/A

#### **ADVISORY BOARD STATEMENT**

N/A

#### **BACKGROUND**

##### *Central Region Family Resource Center – Metro*

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The Health and Human Services Agency (HHSA) has operated the Central Region Family Resource Center – Metro (Metro FRC), located at 1130 Tenth Avenue, San Diego, since 1988. The Metro FRC provides self-sufficiency services and eligibility determinations for state and County funded programs like CalFresh, General Relief, and Medi-Cal to downtown San Diego clients.

The current lease, approved by the Board of Supervisors (Board) on April 15, 2014 (13), expired on July 31, 2024, and there are no options to extend the term. HHSA has a need to continue operating from this site. The lease went into holdover as additional time was needed to negotiate an amendment. The holdover has allowed County to continue occupancy on a month-to-month basis. Staff from the Department of General Services (DGS) have negotiated a lease amendment that will extend the term five years and allow for early termination after the third year in the event the site is no longer needed.

Details of the proposed first amendment are as follows:

LEASE PROVISION	EXISTING LEASE	PROPOSED LEASE AMENDMENT
LESSOR	Yueh-Ju Lin	No change
PREMISES	Approximately 7,256 square feet located at 1130 Tenth Avenue, San Diego	No change
TERM	10 years	15 years total
OPTIONS TO EXTEND	None remaining	No change
RENT ADJUSTMENTS	3% annually	No change
EARLY TERMINATION	None	One-time early termination right effective July 31, 2027 with payment of a termination fee
UTILITIES	Lessor pays	County pays gas and electric
MAINTENANCE	Lessor pays	Lessor pays
CUSTODIAL	Lessor pays	Lessor pays
MONTHLY OCCUPANCY COST		
Rent	\$17,967 (\$2.48/sq. ft.)	\$17,777 (\$2.45/sq. ft.)
Utilities	\$ 0	\$ 1,814 (\$0.25/sq. ft.)
Maintenance	\$ 0	\$ 0
Custodial	\$ 0	\$ 0
TOTAL OCCUPANCY COST PER MONTH	\$17,967 (\$2.48/sq. ft.)	\$19,591 (\$2.70/sq. ft.)

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*South Region Live Well Center at Chula Vista*

On June 16, 1998 (18) the Board approved a lease agreement for the South Region Live Well Center at Chula Vista (Chula Vista LWC) located at 690 Oxford, Chula Vista. The Chula Vista LWC provides services through three offices: the Family Resource Center which provides self-sufficiency and eligibility services; the Public Health Center which provides public health services including immunizations and testing and treatment for Tuberculosis and Sexually Transmitted Diseases; and Public Consulting Group which provides CalWORKS and refugee employment services case management.

The lease for the Chula Vista LWC has been extended through a series of amendments and expires on November 30, 2025. There are no options to extend the term and HHSA has a need to continue operating from this site. Staff from DGS have negotiated a lease amendment that will extend the term 10 years, provide two (2) five-year options to further extend the term, and require the lessor to complete capital improvements at their expense.

Details of the proposed fourth amendment to lease are as follows:

LEASE PROVISION	EXISTING LEASE	PROPOSED LEASE AMENDMENT
LESSOR	690 Oxford LLC	No change
PREMISES	Approximately 76,885 square feet of space located at 690 Oxford, Chula Vista	No change
TERM	26 years	36 years total
OPTIONS TO EXTEND	None remaining	Two (2) 5-year options
RENT ADJUSTMENTS	3% annually	No change
EARLY TERMINATION	None	No change
UTILITIES	Lessor pays all but gas and electric	No change
MAINTENANCE	Lessor pays	No change
CUSTODIAL	Lessor pays	No change
MONTHLY OCCUPANCY COST		
Rent	\$151,334 (\$1.97/sq. ft.)	\$207,590 (\$2.70/sq. ft.)
Gas and Electric	\$ 19,221 (\$0.25/sq. ft.)	\$ 19,221 (\$0.25/sq. ft.)
Maintenance	\$ 0	\$ 0
Custodial	\$ 0	\$ 0
TOTAL OCCUPANCY COST PER MONTH	\$170,555 (\$2.22/sq. ft.)	\$226,811 (\$2.95/sq. ft.)

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**ENVIRONMENTAL STATEMENT**

*Central Region Family Resource Center – Metro*

The proposed lease amendment for the Central Region Family Resource Center – Metro is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines because it involves amending an existing lease for use of an existing building, involving negligible or no expansion of the existing use. The project is not subject to any of the exceptions to the Categorical Exemptions listed in Section 15300.2 of the CEQA Guidelines. See Attachment A for Notice of Exemption.

*South Region Live Well Center at Chula Vista*

The proposed lease amendment for the South Region Live Well Center at Chula Vista is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines because it involves amending an existing lease for use of an existing building, involving negligible or no expansion of the existing use. The project is not subject to any of the exceptions to the Categorical Exemptions listed in Section 15300.2 of the CEQA Guidelines. See Attachment B for Notice of Exemption.

**LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN**

Today’s proposed action to approve lease amendments for the Health and Human Services Agency supports the Community Initiative in the County of San Diego’s 2025-2030 Strategic Plan by providing services that support safe communities.

Respectfully submitted,



EBONY N. SHELTON  
Chief Administrative Officer

**ATTACHMENTS**

Attachment A- Notice of Exemption for Central Region Family Resource Center – Metro

Attachment B – Notice of Exemption for South Region Live Well Center at Chula Vista