



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

PALOMA AGUIRRE
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

MONICA MONTGOMERY STEPPE
Fourth District

JIM DESMOND

DATE: May 19, 2026

13

TO: Board of Supervisors

SUBJECT

GENERAL SERVICES - APPROVAL OF LEASE AMENDMENT AT 1095 BAY BOULEVARD, APPROVAL IN PRINCIPLE OF NEW SPACE FOR THE PROBATION DEPARTMENT AND CEQA EXEMPTION (DISTRICT: 1)

OVERVIEW

The Probation Department (Probation) has operated its South Bay Probation Office at 1095 Bay Boulevard since 2010. The approximately 15,200 square feet of space houses Probation's Adult and Juvenile Supervision, Juvenile Investigations, and Reentry Services units. The lease expires on June 30, 2026, and an amendment is needed to continue operating at this location for the near future, with a goal of relocating and consolidating South Bay operations. Staff have negotiated a lease amendment to extend the term by one year and provide a one-year option to further extend the term.

Probation recently conducted an evaluation of its South Bay operations, which are housed in two locations. Their Adult and Juvenile Supervision, Juvenile Investigations and Reentry Services units have operated in approximately 15,200 square feet of space at 1095 Bay Boulevard since 2010. Adult Investigations are located at 476 Third Avenue in 4,455 square feet. The Department of General Services (DGS) has conducted a space validation for Probation that supports the need for a combined space of approximately 24,900 square feet. Since the 1095 Bay Boulevard lease expires June 30, 2026, DGS has negotiated a one-year lease amendment, with a one-year option to extend, to allow time to find space for Probation to consolidate their operations. There is no room to expand at either location and there are no vacant County-owned or leased facilities that meet the program requirements.

Today's request is to approve the lease amendment at 1095 Bay Boulevard to allow time to find a suitable replacement facility and to approve, in principle, a lease for approximately 24,883 square feet to consolidate Probation's South Bay Adult and Juvenile Supervision, Adult Investigations, Juvenile Investigations, and Reentry Services operations.

RECOMMENDATION(S)
CHIEF ADMINISTRATIVE OFFICER

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1. Find that the proposed lease amendment for 1095 Bay Boulevard, Chula Vista, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301.
2. Find that the proposed request for approval in principle is not an approval of a project as defined by the CEQA pursuant to Section 15352 and 15378 (b)(5) of the State CEQA guidelines.
3. Approve and authorize the Director, Department of General Services, or designee, to execute the proposed lease amendment for the premises located at 1095 Bay Boulevard, Chula Vista.
4. Approve in principle the lease of approximately 24,900 square feet of space to accommodate the consolidation of the Probation Department’s South Bay operations.
5. Authorize the Director, Department of General Services, or designee, to conduct a site search for suitable sites, negotiate a lease, and return to the San Diego County Board of Supervisors for approval of the agreement, as required by law.

EQUITY IMPACT STATEMENT

The Probation Department’s South Bay regional operations are lacking the space needed to support the community in its current location. A larger facility would benefit communities that have been traditionally underserved due to the lack of space for adequate programs and resources providing equitable access.

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 in principle for a larger facility for the Probation Department is appropriate as it supports the County’s Strategic Initiative of Sustainability to ensure the ability to respond to immediate needs for individuals, families, and the region.

FISCAL IMPACT

1095 Bay Boulevard Amendment

Funds for this request are included in Fiscal Year (FY) 2026-27 Recommended Operational Plan for the Probation Department (Probation). If approved, this request will result in estimated costs and revenue of \$563,554 in FY 2026-27 based on an amendment commencement date of July 1, 2026. For Fiscal Year 2027-28, if the option is exercised there would be a three percent rent adjustment effective July 1, 2027, to \$580,461, which will be included in future operational plans for Probation. The funding source is General Purpose Revenue. There will be no change in General Fund cost and no additional staff years.

Approval in Principle

There is no fiscal impact associated with the requested approval in principle of a lease for the consolidation of the Probation Department’s South Bay regional operations; however, there will

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be future fiscal impacts. The lease costs resulting from this action will be determined during lease negotiations and will be provided when staff return to the Board to request approval of a new lease agreement. The funding source for the lease costs will be General Purpose Revenue and will be included in future operational plans for the Probation Department. 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

On October 19, 2010 (4), the San Diego County Board of Supervisors (Board) approved a lease for approximately 15,200 square feet of space at 1095 Bay Boulevard in Chula Vista, for the Probation Department’s (Probation) South Bay Probation Office. This facility houses Probation’s Adult and Juvenile Supervision, Juvenile Investigations, and Reentry Services units. The lease expires on June 30, 2026, and Probation has a continued need for the facility. Staff have negotiated a lease amendment to extend the term by one year and provide a one-year option to further extend the term. If the option year is exercised, the monthly rent will increase three percent from \$46,962 to \$48,371 per month, which is consistent with market rent for office space in the area.

Probation recently conducted an evaluation of services in the South Bay regional operations and concluded it would be cost-effective and logistically efficient to combine Adult and Juvenile Supervision Services, Juvenile Investigations and Reentry Services, with the Adult Investigations unit, which is currently located at 1095 Bay Boulevard and 476 Third Avenue in Chula Vista. The Department of General Services conducted a space validation for the combined use that supports the need for approximately 24,900 square feet. There is no room to consolidate at any of the existing facilities and there are no vacant County-owned or leased facilities that meet the program requirements.

Today’s request is to approve the lease amendment at 1095 Bay Boulevard to allow time to find a suitable replacement and to approve, in principle, the lease for approximately 24,900 to accommodate the consolidation of Probation’s South Bay regional operations.

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

LEASE PROVISION	EXISTING LEASE	PROPOSED LEASE AMENDMENT
LESSOR	Inland Industries Group, LP	Inland Industries Group, LP
PREMISES	15,240 square feet	15,240 square feet
TERM	10 Years	1 year

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OPTIONS TO EXTEND	One (1), five (5) year option	One (1), one (1) year option
RENT ADJUSTMENTS	3% Annually	No Change
EARLY TERMINATION BY COUNTY	None remaining	No Change
UTILITIES	Lessor pays	No Change
MAINTENANCE	Lessor pays	No Change
CUSTODIAL	County pays	No Change
MONTHLY OCCUPANCY COST		
Rent	\$45,595.01 (\$2.99/sq. ft.)	\$46,962.86 (\$3.08/sq. ft.)
Utilities	\$0	\$0
Maintenance	\$0	\$0
Custodial	\$0	\$0
TOTAL OCCUPANCY COST PER MONTH	\$ 45,595.01 (\$2.99/sq. ft.)	\$ 46,962.86 (\$3.08/sq. ft.)

ENVIRONMENTAL STATEMENT

1095 Bay Boulevard Amendment

The proposed lease amendment is categorically exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines because it involves a lease amendment for continued use of an existing facility that involves no expansion of the existing use of the building. Further, no exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. See Attachment A for Notice of Exemption.

Approval in Principle

The San Diego County Board of Supervisors’ (Board) approval in principle to lease office space for the Probation Department is not a project under CEQA. The Board’s action does not commit the County to a definite course of action with respect to any project. Once a property is identified for lease, staff will return to the Board with the appropriate environmental finding, as required by law.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today’s proposed action to approve the lease amendment for the Probation Department supports the Community Initiative in the County of San Diego’s 2026-2031 Strategic Plan by providing programs that promote safety for all communities and provide protection from crime.

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Respectfully submitted,

Handwritten signature of Ebony N. Shelton, consisting of a stylized 'B' followed by a cursive signature.

EBONY N. SHELTON
Chief Administrative Officer

ATTACHMENT(S)

Attachment A: 1095 Bay Boulevard Lease Amendment Notice of Exemption