

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, DECEMBER 05, 2023**

MINUTE ORDER NO. 15

SUBJECT: GENERAL SERVICES - APPROVAL OF SECOND AMENDMENT TO LEASE WITH THE SAN DIEGO REGIONAL BUILDING AUTHORITY AND SECOND AMENDMENT TO SUBLEASE WITH THE SAN DIEGO METROPOLITAN TRANSIT BOARD FOR THE JAMES R. MILLS BUILDING AND NOTICE OF EXEMPTION (DISTRICT: 1)

OVERVIEW

The James R. Mills Building (Building) and adjacent parking structure are located at 1255 Imperial Avenue in San Diego. The Building is currently leased to the County of San Diego (County) by the San Diego Regional Building Authority (SDRBA) and County subleases a portion of the Building to the San Diego Metropolitan Transit Board (MTB). The County's Health and Human Services Agency (HHSA) currently occupies approximately 122,371 square feet of space in the Building and MTB occupies approximately 60,874 square feet.

As HHSA continues to assess their space needs in the building it was determined that County's administrative staff located on the 8th floor could be relocated to the 7th floor. This will allow MTB to occupy the entire 8th floor as the space is required to accommodate MTB's future space needs.

Staff from the Department of General Services have negotiated an amendment to the lease with SDRBA and an amendment to the sublease with MTB that will incorporate the proposed change in occupancy. Today's request is for approval of the second amendment to lease with SDRBA and second amendment to sublease with MTB.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed lease amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301.
2. Approve and authorize the Director, Department of General Services, to execute the second amendment to lease with the San Diego Regional Building Authority.
3. Approve and authorize the Director, Department of General Services, to execute the second amendment to sublease with the San Diego Metropolitan Transit Board.

EQUITY IMPACT STATEMENT

It is anticipated that the proposed lease amendment for the Health and Human Services Agency at the James R. Mills Building, which houses the Central Region Family Resource Center, will have a positive impact on the community by ensuring continued access for all through a fully optimized 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 amendment 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

Funds for this request are included in the Fiscal Year 2023-25 Operational Plan in the Health and Human Services Agency. If the amendment to the lease and sublease are approved, this request will result in the County's cost incurred under the ground lease to be reduced by approximately \$54,020 beginning in Fiscal Year 2024-2025. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Desmond, seconded by Supervisor Anderson, the Board of Supervisors took action as recommended, on Consent.

AYES: Vargas, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter