



COUNTY OF SAN DIEGO

AGENDA ITEM

BOARD OF SUPERVISORS

NORA VARGAS
First District

JOEL ANDERSON
Second District

TERRA LAWSON-REMER
Third District

NATHAN FLETCHER
Fourth District

JIM DESMOND
Fifth District

DATE: August 16, 2022

15

TO: Board of Supervisors

SUBJECT

GENERAL SERVICES – APPROVAL OF FIRST AMENDMENT TO LEASE FOR THE HEALTH AND HUMAN SERVICES AGENCY, 303 H STREET, CHULA VISTA (DISTRICT: 1)

OVERVIEW

On June 19, 2012 (11), the Board of Supervisors (Board) approved a lease for space located at 303 H Street, Chula Vista, for the Health and Human Services Agency's (HHSA) South Region Child Welfare Services. The lease expires on September 30, 2022, and there are no options to extend the term.

Staff from the Department of General Services have negotiated a first amendment to the lease that would extend the term of the lease through September 30, 2029. Today's request is for Board approval of the first amendment to lease agreement.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

1. Find that the proposed lease amendment is 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 first amendment to the lease agreement for space located at 303 H Street, Chula Vista.

EQUITY IMPACT STATEMENT

The County of San Diego (County) Health and Human Services Agency, Child Welfare Services (CWS) partners with families and the community to prevent, reduce, and respond to child abuse and maltreatment. CWS also maintains a strong commitment to ensure that children and families receive culturally responsive services within their communities of residence. In Fiscal Year 2020-21, 6,238 children (3,346 families) living in the South San Diego County were referred to CWS with allegations of abuse or neglect. To maximize community resources and outcomes to ensure collective work toward a more equitable and inclusive region, CWS South Region operations will remain stationed at 303 H Street, Chula Vista, CA. Approval of the proposed lease for the County of San Diego Health and Human Services Agency's South Region Child Welfare Services will ensure continuation of essential public services.

SUBJECT: GENERAL SERVICES – APPROVAL OF FIRST AMENDMENT TO LEASE FOR THE HEALTH AND HUMAN SERVICES AGENCY, 303 H STREET, CHULA VISTA (DISTRICT: 1)

FISCAL IMPACT

Funds for this request are included in the Fiscal Year 2022-2023 Operational Plan in the Health and Human Services Agency. If approved, this request will result in costs and revenue of approximately \$1,295,280 in Fiscal Year 2022-23 and costs and revenue of \$1,599,676 in Fiscal Year 2023-24. The funding sources are Social Services Administrative Revenue and Realignment. 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 June 19, 2012 (11), the Board of Supervisors (Board) approved a lease for approximately 39,251 square feet of office space located at 303 H Street, Chula Vista, for the Health and Human Services Agency's (HHSA) South Region Child Welfare Services. The lease expires on September 30, 2022, and there are no options to extend the term.

Staff from the Department of General Services have negotiated a first amendment to the lease that would extend the term of the lease through September 30, 2029. The amendment also includes a landlord provided refurbishment allowance of approximately \$196,000. Today's request is for Board approval of the first amendment to lease agreement.

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

LEASE PROVISION	EXISTING LEASE	PROPOSED LEASE AMENDMENT
LESSOR	Gateway Chula Vista	Bear Valley Investments
PREMISES	39,251 square feet of space at 303 H Street, Suites 201 & 301	No change
TERM	10 years	17 years
OPTION TO EXTEND	None remaining	No change
EARLY TERMINATION	None remaining	No change
RENT ESCALATION	Annual 3% escalation	Annual 3.5% escalation
UTILITIES	County cost	No change
CUSTODIAL	Lessor cost	No change
MAINTENANCE	Lessor cost	No change
MONTHLY OCCUPANCY EXPENSES		
Rent	\$111,984 (\$2.85/sq. ft.)	\$129,528 (\$3.30/sq. ft.)

SUBJECT: GENERAL SERVICES – APPROVAL OF FIRST AMENDMENT TO LEASE
FOR THE HEALTH AND HUMAN SERVICES AGENCY, 303 H STREET,
CHULA VISTA (DISTRICT: 1)

Utilities	\$ 9,813 (\$0.25/sq. ft.)	\$ 9,813 (\$0.25/sq. ft.)
Custodial	\$ 0 (\$0.00/sq. ft.)	\$ 0 (\$0.00/sq. ft.)
Maintenance	\$ 0 (\$0.00/sq. ft.)	\$ 0 (\$0.00/sq. ft.)
Total	\$121,797 (\$3.10/sq. ft.)	\$139,341 (\$3.55/sq. ft.)

ENVIRONMENTAL STATEMENT

The proposed lease amendment is categorically exempt from the California Environmental Quality Act (CEQA) under Article 19, section 15301 of the CEQA Guidelines, as it involves the lease of an existing facility, involving negligible or no expansion of the existing use.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed action to approve the lease amendment for the Health and Human Services Agency supports the Quality of Life Initiative in the County's 2022-2027 Strategic Plan by providing services that enhance the community and the well-being of our residents.

Respectfully submitted,



HELEN N. ROBBINS-MEYER
Chief Administrative Officer

ATTACHMENT(S)

N/A