

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
TUESDAY, DECEMBER 09, 2025**

MINUTE ORDER NO. 15

SUBJECT: APPROVE COMPENSATION AGREEMENT REGARDING CHINESE HISTORICAL MUSEUM SITE RETAINED BY CITY OF SAN DIEGO FOR FUTURE DEVELOPMENT (DISTRICTS: ALL)

OVERVIEW

On February 1, 2012, California redevelopment agencies were dissolved, and successor agencies were appointed to wind down redevelopment agencies' affairs, including the disposition of real estate owned. California Assembly Bill ("AB") ABx1-26 of 2011 and AB 1484 of 2012 (collectively known as the "Dissolution Act") provide the methods of disposition available to successor agencies subsequent to the preparation and approval of a Long Range Property Management Plan ("LRPMP").

The California Department of Finance approved a final amended version of the City of San Diego ("City") Successor Agency's LRPMP on October 15, 2015. One property included in the approved LRPMP is commonly referred to as the Chinese Historical Museum Site located at 404 Third Avenue, San Diego, CA 92101 (APN 535-074-02). The property is currently comprised of a ground lease operating a historical structure utilized as a museum. The property has been retained by the City for future development in accordance with its LRPMP.

According to California Health and Safety Code Section 34180, a compensation agreement must be established between the city retaining ownership of a future development site and the other affected taxing entities associated with the former redevelopment area, wherein the affected taxing entities receive payments from the city in proportion to their shares of the base property tax for the value of the property retained by the city for future development. The County of San Diego ("County") is one such affected taxing entity associated with these properties. Today's action requests to approve the compensation agreement between the City and the County, and direct the Clerk of the Board to execute the agreement.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Approve the Compensation Agreement regarding the Chinese Historical Museum Site retained by the City of San Diego for future development and direct the Clerk of the Board to execute the Compensation Agreement.

EQUITY IMPACT STATEMENT

The dissolution of redevelopment agencies throughout the State of California has assisted local jurisdictions to better preserve funding for core public services by allowing them to have more decision-making input of the Chinese Historical Museum Site, retained by the City of San Diego for future development, and will provide the County of San Diego with revenue that can be used toward investments back into the community which includes, but are not limited to, programs and services to help improve the health and public safety of residents.

SUSTAINABILITY IMPACT STATEMENT

Today's proposed action supports the County of San Diego's Sustainability Goal #1 to engage the community. The future redevelopment of Chinese Historical Museum Site has the potential to become a focal point for the local community by enhancing commercial activity in the area. The project aligns with the County goal of engaging the community by creating spaces that encourage social interaction, local commerce, and community events. By revitalizing this area, the development can help build a stronger sense of community identity and foster active participation from residents in shaping the future of their neighborhood.

FISCAL IMPACT

As part of the terms of the compensation agreement, the allocation of proportional share of revenue would be disbursed to the affected taxing entities on or before June 30th, 2027. If any balance is unpaid and outstanding after June 30, 2027, the unpaid balance will accrue simple interest from and after July 1, 2027, at a rate of four percent per annum until the amount is fully paid. Funds for this request are not included in the Fiscal Year 2025-27 Operational Plan in Finance Other. If approved, this request may result in one-time revenue of \$35,684 in the affected fiscal year, upon successfully meeting terms of the compensation agreement. The estimate is based on the compensation amount allowed by Health and Safety Code 34188, which is calculated using the 2011 appraised value of the property of \$233,000, less \$5,500 in appraisal costs multiplied by the County of San Diego's proportional share of the base property tax for the property (approximately 15.69%). The funding source is a payment from the City of San Diego, and would be deposited in the General Fund as General Purpose Revenue. 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 Montgomery Steppe, seconded by Supervisor Lawson-Remer, the Board of Supervisors took action as recommended, on Consent.

AYES: Aguirre, 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

