

RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION: A) DECLARING THE BOARD OF SUPERVISORS' INTENT TO PURCHASE THE REAL PROPERTY AND IMPROVEMENTS DESCRIBED AS 830 STONE PINE ROAD ("PROPERTY"), A 6.87-ACRE PORTION OF ASSESSOR'S PARCEL NUMBER 056-260-180, LOCATED AT 880 STONE PINE ROAD ("THE SITE"), HALF MOON BAY, SAN MATEO COUNTY, FOR A TOTAL PURCHASE PRICE OF \$1,234,000; AND

B) AUTHORIZING THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS ("AGREEMENT") WITH THE CITY OF HALF MOON BAY ("CITY"), FOR THE COUNTY'S ACQUISITION OF THE PROPERTY; AND

C) AUTHORIZING THE COUNTY EXECUTIVE OR THEIR DESIGNEE TO EXECUTE A MAINTENANCE AND OPERATION MEMORANDUM OF UNDERSTANDING ("MOU") WITH THE CITY, AFFIRMING CITY MAINTENANCE COMMITMENTS AND THE PAYMENT BY THE COUNTY FOR SUCH WORK; AND

D) AUTHORIZING THE COUNTY EXECUTIVE, OR THEIR DESIGNEE, TO EXECUTE A CERTIFICATE OF ACCEPTANCE UPON SATISFACTION OF CERTAIN CONDITIONS IN ESCROW, TO BE RECORDED WITH THE GRANT DEED TRANSFERRING TITLE TO THE PROPERTY TO COUNTY, AS WELL AS ANY AND ALL NOTICES, ESCROW INSTRUCTIONS, AND DOCUMENTS REQUIRED TO FACILITATE THE PURPOSES OF THE AGREEMENT; AND

E) AUTHORIZING AND DIRECTING THE COUNTY EXECUTIVE, OR THEIR DESIGNEE, TO EXECUTE, ON BEHALF OF THE COUNTY OF SAN MATEO, ALL AMENDMENTS, EXTENSIONS, NOTICES, OPTIONS, CONSENTS, APPROVALS, TERMINATIONS, AND DOCUMENTS ASSOCIATED WITH THE MOU, AND THE TAKING OF ALL NECESSARY ACTIONS IN CONNECTION THEREWITH

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, there is a critical lack of affordable housing for low-income residents throughout San Mateo County, including the Coastsides, such that the County has an interest in, and serves a public purpose by, supporting the development of

affordable housing for San Mateo County residents, especially our most vulnerable low-income families; and

WHEREAS, in furtherance of this public interest, the County and the City of Half Moon Bay (the “City”) have been engaged in discussions to develop an affordable housing project that would assist low-income individuals and families living on the Coastsides, including farmworkers displaced by tragic deaths of seven people that occurred in Half Moon Bay in January 2023; and

WHEREAS, the County and the City identified a city-owned property located at 880 Stone Pine Road, Half Moon Bay, CA 94019, as a potential location for an affordable housing project (the “Site”); and

WHEREAS, on July 25th, 2023, the Board of Supervisors, by Resolution No. 079826, approved a Memorandum of Understanding by which the City and County jointly developed plans for an affordable housing project at the Site as a farmworker affordable housing project; and

WHEREAS, the County and City are currently jointly developing the 6.87-acre parcel (830 Stone Pine Road) also referred to as Parcel 1 of the Stone Pine Cove (“Project”) Final Parcel Map as a 47-unit farmworkers affordable housing project; and

WHEREAS, on March 4, 2025, the City authorized the sale to the County of 830 Stone Pine Road, Parcel 1 of Stone Pine Cove Final Parcel Map and approved a

Purchase and Sale Agreement to be executed by the parties providing for the County's purchase of Parcel 1 from the City; and

WHEREAS, the City and County have also negotiated a five-year MOU affirming maintenance commitments of certain Project improvements by the City and authorizing the one-time payment of \$500,000 by the County for such work; and

WHEREAS, the County finds that the development of 830 Stone Pine Road as a farmworker affordable housing Project is in the public interest; and

WHEREAS, the City and County have agreed upon a Sale Price \$1,234,000, meeting near the middle of the valuations of the appraisals independently completed by each; and

WHEREAS, notices pursuant to California Government Code section 25350, of the intention of the Board of Supervisors to make this purchase, were published in compliance with Government Code section 6063, including a description of the Property, the price, the vendor, and a statement of the time this Board would meet to adopt this Resolution and consummate the purchase, and inviting interested persons to attend and be heard on the subject; and

WHEREAS, the President of the Board's execution of the Real Estate Purchase and Sale Agreement and Escrow Instructions ("Agreement"), will allow staff to satisfy the remaining conditions to closing, and the County Executive's execution of the Certificate

of Acceptance, and any other documents required to satisfy County's obligations under the Agreement will allow escrow to close and the Property to be vested in the County.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors does hereby declare its intention to purchase the real property located at 830 Stone Pine Road, located within the City of Half Moon Bay, County of San Mateo, for a total purchase price of \$1,234,000 under the terms and conditions set forth in the Agreement.

IT IS FURTHER DETERMINED AND ORDERED that the President of the Board of Supervisors be and is hereby authorized and directed to execute said Agreement.

IT IS FURTHER DETERMINED AND ORDERED that the Maintenance and Operations MOU as presented to the Board is approved, and the County Executive, or designee(s), is authorized and directed to execute the MOU with the City subject to nonmaterial alterations as the County Executive, or designee(s), may require or approve, such approval to be conclusively evidenced by the County Executive's execution and delivery thereof.

IT IS FURTHER DETERMINED AND ORDERED that the County Executive or their designee is hereby authorized and directed to execute a Certificate of Acceptance upon performance of all material conditions set forth in the Agreement, and any and all notices, escrow instructions, and documents required to facilitate the purposes of the Agreement.

IT IS FURTHER DETERMINED AND ORDERED that the County Executive, or their designee, is authorized and directed to execute, on behalf of the County of San Mateo, all amendments, extensions, notices, options, consents, approvals, terminations, and documents associated with the MOU, and the taking of all necessary actions in connection therewith.

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