

RESOLUTION NO. .

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

* * * * *

RESOLUTION AUTHORIZING: A) THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF 20775 CABRILLO HIGHWAY SOUTH IN UNINCORPORATED SAN MATEO COUNTY, ALSO KNOWN AS THE TUNITAS CREEK BEACH PROPERTY, FOR \$3.2 MILLION; AND B) THE COUNTY MANAGER, OR HIS DESIGNEE, TO NEGOTIATE AND EXECUTE ANY AND ALL NOTICES, EXEMPTIONS, DOCUMENTS RELATED TO THE TITLE POLICY, AND ESCROW INSTRUCTIONS REQUIRED TO FACILITATE THE PURPOSES OF THE PURCHASE AND SALE AGREEMENT

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

WHEREAS, 20775 Cabrillo Highway South in unincorporated San Mateo County, also known as Assessor’s Parcel Numbers 081-060-020, 081-060-030, and 081-060-130, is located eight miles south of the City of Half Moon Bay (“Property”) and contains significant coastal, natural, and cultural resources; and

WHEREAS, the Property is comprised of three irregularly shaped parcels of generally moderate-to-steep topography, with portions consisting of cliffs and ravines as well as some level and gently sloping areas, and is improved with a fire-damaged and severely deteriorated single-family dwelling that is currently uninhabitable; and

WHEREAS, while under private ownership prior to 2017, the Property was poorly managed and the natural resources were damaged due to unpermitted raves, night camping, and other deleterious activities; and

WHEREAS, to protect the Property from further damage, in 2017, the Peninsula Open Space Trust (“POST”) acquired the Property for \$5 million; and

WHEREAS, an appraisal commissioned by the County has concluded a current market value of the Property of \$5.3 million on the assumption that a domestic water source could be developed on the Property; and

WHEREAS, the Property is not in a designated Earthquake Fault Zone, though landslides are known to have occurred on the Property in the past; and

WHEREAS, a Phase I Environmental Site Assessment commissioned by POST did not identify any conditions indicative of releases or threatened releases of hazardous substances on the Property; and

WHEREAS, the County of San Mateo desires to purchase the Property and convert it into a County park to provide new coastal access and recreation opportunities for the public; and

WHEREAS, there has been presented to this Board of Supervisors for its consideration and acceptance, a grant agreement whereby the County of San Mateo would receive \$3.2 million from the California State Coastal Conservancy for the acquisition of the Property; and

WHEREAS, there has also been presented to this Board of Supervisors for its consideration and execution, a Purchase and Sale Agreement, reference to which is hereby made for further particulars, whereby the County of San Mateo shall purchase

the Property from the Peninsula Open Space Trust for \$3.2 million and comply with all terms and conditions contained therein.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board of Supervisors be and is hereby authorized and directed to execute said Purchase and Sale Agreement with the Peninsula Open Space Trust for the acquisition of the Property for \$3.2 million.

IT IS HEREBY FURTHER DETERMINED AND ORDERED that the County Manager, or his designee, be and is hereby authorized to negotiate and execute any and all notices, exemptions, documents related to the title policy, and escrow instructions required to facilitate the purposes of the Purchase and Sale Agreement.

* * * * *