

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 DESCRIBED AS AGRICULTURAL LAND WITH IMPROVEMENTS, LOCATED AT THE NORTHEAST CORNER OF CABRILLO HIGHWAY SOUTH AND MIRAMONTES POINT ROAD, APPROXIMATELY FIFTY ACRES, IDENTIFIED AS SAN MATEO COUNTY ASSESSOR'S PARCEL NUMBERS 066-093-080, 066-093-090, 066-093-100, 066-093-160, 066-093-170, 066-093-250, 066-093-260, ("PROPERTY"), LOCATED WITHIN THE UNINCORPORATED COUNTY OF SAN MATEO AND THE CITY OF HALF MOON BAY, FOR A TOTAL PURCHASE PRICE OF \$9,000,000; AND B) AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS ("AGREEMENT") WITH THE OWNERS OF THE PROPERTY, RABO AGRIFINANCE LLC ("SELLERS"), FOR THE COUNTY'S ACQUISITION OF THE PROPERTY; AND C) AUTHORIZING THE COUNTY EXECUTIVE, OR 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 DIRECTING THE FILING OF A NOTICE OF EXEMPTION FOR THE ADOPTION OF THE RESOLUTION AS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

WHEREAS, there has been presented to the Board of Supervisors a recommendation to enter into an agreement to purchase the real property located at the northeast corner of Cabrillo Highway South and Miramontes Point Road, approximately fifty acres, identified as San Mateo County Assessor's Parcel Numbers 066-093-080, 066-093-090, 066-093-100, 066-093-160, 066-093-170, 066-093-250, 066-093-260, ("the Property"), located within the unincorporated County of San Mateo and the City of Half Moon Bay; and

WHEREAS, the Property is agricultural land with improvements, comprised of seven parcels totaling approximately fifty acres, located at the northeast corner of

Cabrillo Highway South and Miramontes Point Road, lying within the unincorporated area of County of San Mateo with a portion of the property lying within the City of Half Moon Bay, and was formerly used as an agricultural greenhouse facility;

WHEREAS, the County has determined the Property is an opportunity site for a number of pressing County needs, particularly for the potential future development of high-quality housing for agricultural workers whose housing needs are unique within the housing market and which are not adequately met by private sector alternatives; and

WHEREAS, the owners of the Property have executed a Purchase and Sale Agreement proposed by the County Executive for the sale of the Property to the County for the purchase price of \$9,000,000 which is consistent with the appraised value of the lot; and

WHEREAS, pursuant to California Government Code section 25350, notices of the intention of the Board of Supervisors to purchase the Property were timely published in the County as provided by California Government Code section 6063, including a description of the Property, the price, the vendor, and a statement of the time the 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 authorization of the County Executive's execution of the Real Estate Purchase and Sale Agreement and Escrow Instructions ("Agreement"), a form of which this Board has reviewed, 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; and

WHEREAS, staff recommends that the Board direct the filing of a Notice of Exemption of the adoption of this Resolution as categorically exempt from the requirements of the California Environmental Quality Act under Class 25 as a transfer of ownership of interests in land in order to allow continued agricultural use of the areas and additionally on the ground that the resolution authorizes solely the acquisition of the property in its present condition and subject to present regulations and it can be seen with certainty under Section 15061 of Title 14 of the California Code of Regulations that there is no possibility that this may have a significant effect on the environment until an actual development project is proposed.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors does hereby declare its intention to purchase the real property described as agricultural land with improvements, located at the northeast corner of Cabrillo Highway South and Miramontes Point Road, approximately fifty acres, identified as San Mateo County Assessor's Parcel Numbers 066-093-080, 066-093-090, 066-093-100, 066-093-160, 066-093-170, 066-093-250, 066-093-260, ("property"), located within the unincorporated County of San Mateo and the City of Half Moon Bay, for a total purchase price of \$9,000,000 under the terms and conditions set forth in the Agreement

IT IS FURTHER DETERMINED AND ORDERED that the County Executive be and is hereby authorized and directed to execute said Agreement for the County's acquisition of the Property and to file a Notice of Exemption under the California Environmental Quality Act under a Class 25 categorical exemption.

IT IS FURTHER DETERMINED AND ORDERED that the County Executive or 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.

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