

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 1501-1521 BAYSHORE HIGHWAY, 1533-1545 BAYSHORE HIGHWAY, AND 818-826 MAHLER ROAD, IN BURLINGAME, IDENTIFIED AS SAN MATEO COUNTY ASSESSOR'S PARCEL NUMBER 026-321-440 ("PROPERTY"), FOR A TOTAL PURCHASE PRICE OF \$13,000,000; 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 OWNER OF THE PROPERTY, THE LOVOTTI FAMILY TRUST ("SELLER"), FOR THE COUNTY'S ACQUISITION OF THE PROPERTY; AND**
- C) AUTHORIZING THE COUNTY EXECUTIVE OR THEIR DESIGNEE TO EXECUTE THE CERTIFICATE OF ACCEPTANCE UPON SATISFACTION OF CERTAIN CONDITIONS IN ESCROW, TO BE RECORDED WITH THE GRANT DEED TRANSFERRING TITLE TO THE PROPERTY TO THE COUNTY, AS WELL AS AN ASSIGNMENT OF LEASES AND ANY AND ALL NOTICES, ESCROW INSTRUCTIONS, AND DOCUMENTS REQUIRED TO FACILITATE THE PURPOSES OF THE AGREEMENT**

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

WHEREAS, certain real property, commonly known as 1501-1521 Bayshore Highway, 1533-1545 Bayshore Highway, and 818-826 Mahler Road, in Burlingame, identified as San Mateo County Assessor's Parcel Number 026-321-440, comprises a parcel of land approximately 94,711 square feet in size, improved by three buildings totaling 34,478 square feet ("Property"); and

WHEREAS, in May 2025, the San Mateo County Behavioral Health and Recovery Services Division ("BHRS") lost a key component of its substance use

continuum of care when its 14-bed Sobering Center closed, creating significant strain on law enforcement, hospitals, and community members seeking safe stabilization; and

WHEREAS, the Palm Avenue Detox, a longstanding provider operated by Horizon Services, Inc. (“Horizon”), concurrently faced facility and sustainability challenges due to updated American Society of Addiction Medicine (ASAM) Criteria and California Advancing and Innovating Medi-Cal (CalAIM) payment reforms, which require integrated residential withdrawal management services and larger-scale operations; and

WHEREAS, in response, the County and Horizon identified the need for a new, centrally located integrated campus, leading to Horizon’s proposal under the State’s Behavioral Health Continuum Infrastructure Program (BHCIP) Round 2 to develop the Palm Recovery Center at 101 North El Camino Real, in San Mateo; and

WHEREAS, the planned 58-bed campus, comprising Sobering Center, Withdrawal Management/Detox, and Residential Treatment beds, would restore lost sobering services, expand detox and treatment capacity, and improve client outcomes through a seamless continuum of care; and

WHEREAS, in response to the community’s concerns regarding the Palm Recovery Center’s proposed location in San Mateo, the County has identified and proposes the Property, a parcel of land consisting of approximately 94,711 square feet of space and containing three buildings totaling 34,478 square feet, as an alternate location; and

WHEREAS, the County has determined that the Property would be an appropriate facility and location for the Palm Recovery Center and desires to purchase the Property; and

WHEREAS, the Sellers have executed a Real Estate Purchase and Sale Agreement and Escrow Instructions (“Agreement”) proposed by the County Executive for the sale of the Property to the County for the purchase price of \$13,000,000; 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, pursuant to Government Code Section 65402, the City of Burlingame was notified of the proposed purchase of the Property and has been requested to issue a finding of conformity with the City’s General Plan; and

WHEREAS, the President of the Board’s execution of the Agreement will allow staff to satisfy the remaining conditions to closing, and the County Executive’s execution of the Certificate of Acceptance, Assignment of Leases, 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 1501-1521 Bayshore Highway, 1533-1545 Bayshore Highway, and 818-826 Mahler Road, in Burlingame, County of San Mateo, for a total purchase price of \$13,000,000 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 for and on behalf of the County, and the Clerk of this Board shall attest the President's signature thereto.

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, an Assignment of Leases, and any and all notices, escrow instructions, and documents required to facilitate the purposes of the Agreement.

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