

RESOLUTION NO.

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

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RESOLUTION: (A) DECLARING THE BOARD OF SUPERVISORS' INTENTION TO PURCHASE REAL PROPERTY, COMMONLY KNOWN AS THE F STREET PROJECT, LOCATED AT THE SOUTHEAST CORNER OF F STREET AND EL CAMINO REAL IN THE CITY OF SAN CARLOS (ASSESSOR PARCEL NUMBER 045-320-100) ("PROPERTY") FROM THE MID-PENINSULA WATER DISTRICT FOR A TOTAL PURCHASE PRICE OF \$720,000; AND (B) AUTHORIZING THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A REAL ESTATE PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS FOR THE COUNTY'S ACQUISITION OF THE PROPRETY FOR A TOTAL PURCHASE PRICE OF \$720,000; AND (C) AUTHORIZING THE COUNTY MANAGER, OR THE DIRECTOR OF THE DEPARTMNET OF HOUSING AS DESIGNEE, TO EXECUTE THE CERTIFICATE OF ACCEPTANCE ATTACHED TO THE RESOLUTION UPON THE SATISFACTION OF ALL CONDITIONS OF ESCROW, TO CONSUMMATE THE COUNTY'S PURCHASE OF THE PROPERTY AS REQUIRED BY CALIFORNIA GOVERNMENT CODE SECTION 27281, AND TO EXECUTE ALL OTHER DOCUMENTS AND NOTICES REQUIRED TO PURCHASE THE PROPERTY AND OTHERWISE FACILITATE THE ACQUISITON

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

WHEREAS, the Mid-Peninsula Water District (the "District") owns certain property located on the southeast corner of F Street and El Camino Real in the City of San Carlos, identified as Assessor Parcel Number 045-320-100 (the "Property"), and

WHEREAS, the Property is located on a vacant lot that is 0.15 acres and is located in a mixed commercial and residential area; and

WHEREAS, by Resolution No. 2018-14 adopted on May 24, 2018, the District declared the Property to be "surplus property" within the meaning of California Government Code Section 54220 ("Surplus Lands Act"); and

WHEREAS, on February 25, 2020, the County of San Mateo submitted a Letter of Intent (“LOI”) expressing interest in acquiring the Property; and

WHEREAS, the LOI included the purchase price of the appraised value and stated that the County will close sixty days after the Board’s approval; and

WHEREAS, the District then prepared the Real Estate Purchase and Sale Agreement and Escrow Instructions (“Agreement”); and

WHEREAS, the District has followed all procedures required pursuant to the Surplus Lands Act and has considered all offers made for the acquisition of the Property; and

WHEREAS, the County conducted its due diligence including research of the physical property, condition of the title and conducted an appraisal to ensure the agreed purchase price did not exceed the appraised value; and

WHEREAS, the City of San Carlos has also determined that acquisition of this Property conforms with the City’s General Plan and is exempt from the requirements of California Environmental Quality Act pursuant to Section 15354 “Categorical Exemption” of Title 20 of the California Code of Regulations; and

WHEREAS, upon acquisition of the Property, staff will prepare and issue a Request for Proposals inviting affordable housing developers to submit proposals for the development of affordable rental housing on site and the provision of on-site supportive services such as behavioral health and recovery services; and

WHEREAS, the District desires to sell the Property to County, and County desires to purchase the Property from the District, pursuant to the terms and conditions set forth in the Agreement; and

WHEREAS, the President of the Board's execution of Agreement will allow staff to complete satisfaction of the Certificate of Acceptance and finalize any other documents required to satisfy County's obligation under the Agreement, which 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 declares its intention to purchase the Property from the District for a total purchase price of \$720,000; and

IT IS FURTHER DETERMINED AND ORDERED that the President of the Board is authorized to execute the Agreement for the County's acquisition of the Property for a total purchase price of \$720,000; and

IT IS FURTHER DETERMINED AND ORDERED that the County Manager, or the Director of Department of Housing as designee, is authorized to execute the Certificate of Acceptance attached to the resolution upon the satisfaction of all conditions of escrow, to consummate the County's purchase of the Property as required by California Government Code Section 27281, and to execute all other documents and notices required to purchase the Property and otherwise facilitate the acquisition.

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