

**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 APPROXIMATELY 5.27 ACRE BIG WAVE SOUTH PARCEL (COUNTY APN 047-312-040), ("PROPERTY"), LOCATED IN THE UNINCORPORATED PRINCETON-BY-THE-SEA AREA OF THE COUNTY, ON AIRPORT STREET, ADJACENT TO THE COUNTY'S HALF MOON BAY AIRPORT, FOR A TOTAL PURCHASE PRICE OF \$2,470,000; 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 BIG WAVE GROUP, FOR THE COUNTY'S ACQUISITION OF THE PROPERTY; AND C) AUTHORIZING THE COUNTY MANAGER, OR HIS 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**

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

**WHEREAS**, in May of 2015, the Board of Supervisors granted several approvals related to development on two parcels of land owned by the Big Wave Group, a California non-profit corporation ("Big Wave"), located in the unincorporated Princeton-by-the Sea area of the County, adjacent to the County's Half Moon Bay Airport and the Pillar Point Bluff and Pillar Point Marsh Preserves, commonly referred to as the North Parcel and the South Parcel; and

**WHEREAS**, the development approvals included those necessary to develop the North Parcel with a Wellness Center, which would include accommodations for developmentally disabled adults, as well as for support staff; and

**WHEREAS**, to help fund construction and operation of the Wellness Center, Big Wave approached County staff and offered to sell the approximately 5.27- acre South Parcel to the County; and

**WHEREAS**, Staff has been researching potential uses for the South Parcel while analyzing the condition and value of the South Parcel to the County; and

**WHEREAS**, the land use regulations applicable to the Property allow marine-related assembly and educational uses but future potential uses of the Property also include a community center, a nature center, general open space designation, and agricultural uses; and

**WHEREAS**, staff has completed studies of the Property and determined the South Parcel is appropriate and suitable for the above-described purposes; and

**WHEREAS**, on August 11, 2021, the County Planning Commission considered whether the County's acquisition of the South Parcel would conform with the General Plan, and based on information provided by staff and evidence presented at the hearing, the Planning Commission found that the proposed acquisition of the South Parcel by the County for the purpose of potentially constructing a nature center and/or community center, as well as the long-term protection of natural and cultural resources on the Property, conforms to the County General Plan; 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 to be purchased, 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 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 Manager'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 County.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that the Board of Supervisors does hereby declare its intention purchase the approximately 5.27- acre Big Wave South Parcel (County APN 047-312-040), located in the unincorporated Princeton-by-the-Sea area of the County, on Airport Street, adjacent to the County's Half Moon Bay Airport, for a total purchase price of \$2,470,000 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 the County's acquisition of the South Parcel.

**IT IS FURTHER DETERMINED AND ORDERED** that the County Manager 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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