

RESOLUTION NO.

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

*** * * * ***

**RESOLUTION AUTHORIZING THE COUNTY MANAGER, OR HIS DESIGNEE,
TO 1) CONSUMMATE THE PURCHASE OF ASSESSOR'S PARCEL NUMBERS
060-082-320, 060-082-330, 060-082-340, 060-082-350 FOR AN AMOUNT
NOT TO EXCEED \$2,000,000; 2) FILE A NOTICE OF EXEMPTION FOR A
CALIFORNIA ENVIRONMENTAL QUALITY ACT CATEGORICAL EXEMPTION**

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

WHEREAS, the North Fair Oaks Community Plan, adopted by the Board of Supervisors in 2011, identified a number of improvements to Middlefield Road including improved sidewalks, installation of street trees, bicycle lanes, traffic calming bulb-outs, improved pedestrian crossings and potential reconstruction of a portion of Middlefield Road; and

WHEREAS, through discussions with the community, it was determined that one of the biggest challenges in North Fair Oaks, and more specifically along the Middlefield Road corridor, is insufficient parking; and

WHEREAS, the lack of adequate parking forces employees and patrons of Middlefield Road businesses to occupy storefront parking and adjacent street parking in the residential neighborhood impacting the quality of life of adjacent residents; and

WHEREAS, 3060, 3070 and 3080 Middlefield Road, also known as County Assessor's Parcel Numbers 060-082-320, 060-082-330, 060-082-340 and 060-082-350 (collectively, "Property"), consist of four contiguous parcels between 2nd Avenue and 3rd Avenue fronting Middlefield Road in North Fair Oaks that could be converted to a parking lot following the demolition and removal of the existing structures; and

WHEREAS, in early 2016, staff learned that the owner of the Property, Peninsula Celebration Association, was interested in selling the properties; and

WHEREAS, negotiations over potential acquisition of the Property were previously brought to the Board, and Real Property Services submitted an offer of \$2,000,000 for the Property, subject to standard terms, conditions, and contingencies for commercial real estate transactions of this kind; and

WHEREAS, staff has also determined that the project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, which exempts from CEQA review the demolition and removal of individual small structures including commercial structures and accessory structures.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the County Manager or his designee be and is hereby authorized and directed to consummate the purchase of the Property for an amount not to exceed \$2,000,000 subject to the

satisfaction of all applicable contingencies and County Counsel review of final sales documents.

IT IS FURTHER DETERMINED AND ORDERED that the County Manager, or his designee, is directed to file or have filed a Notice of CEQA Categorical Exemption in connection with the Property.