

RESOLUTION NO.

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

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**RESOLUTION AUTHORIZING THE COUNTY MANAGER, OR HIS DESIGNEE,
TO CONSUMMATE THE PURCHASE OF REAL PROPERTY KNOWN AS 255
CABRILLO HIGHWAY SOUTH, BUILDING A, IN THE CITY OF HALF MOON BAY
(APN 056-150-260) FOR AN AMOUNT NOT TO EXCEED \$8,190,821.12 BY
EXECUTING ALL REQUIRED NOTICES, AMENDMENTS, CONSENTS,
APPROVALS, DEEDS, CERTIFICATES OF ACCEPTANCE AND OTHER
DOCUMENTS**

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

WHEREAS, the San Mateo County Health System has leased a portion of the building located at 225 Cabrillo Highway South, Building A, in the City of Half Moon Bay, also known as San Mateo County Assessor's Parcel Number 056-150-260 ("Property"), since 1997 for the purpose of providing various health services to the most vulnerable on the Coastsides; and

WHEREAS, in 2010, after the Coastsides Family Medical Center filed for bankruptcy, the County secured \$1,800,000 in federal grant funding to remodel and retrofit the bottom floor of the building to create a dental clinic, exam rooms, and specialty clinics; improve several building systems; and installed modern seismic clip hardware and anchor bolts to the structure and foundation; and

WHEREAS, in 2011, the County opened the San Mateo County Coastside Clinic (“Clinic”) which offers primary care for adults and children, family planning, women’s health, OB/GYN, nutrition, mental health and behavioral health rehabilitation services, sexually transmitted disease screening and therapy, and WIC; and

WHEREAS, in April of 2016, Real Property was authorized by the Board of Supervisors to negotiate the acquisition of the Property; and

WHEREAS, on January 10, 2017, the County entered contract to acquire the property for \$8,150,000 contingent on Board of Supervisors approval; and

WHEREAS, based on the findings of the Property Condition Assessment, Probable Maximum Loss Report, Phase 1 Environmental Site Assessment, Hazardous Material Survey, ALTA Survey, and appraisal, Real Property recommends that the County acquire the Property; and

WHEREAS, based on the results of an ALTA Survey, it appears that the Building encroaches (and has long encroached) on an existing PG&E easement, and Real Property is currently in the process of working with PG&E on an agreement that would bar PG&E from seeking to relocate or demolish the building based on said encroachment; and

WHEREAS, staff has identified \$200,000 worth of capital improvements to the Property to be completed in the near term, including repairing the drive lane, slurry coat and restriping of the parking area, repairing cracks on the sidewalks, replacing the flooring near the first floor bathroom, installing an earthquake shutoff valve on the natural gas service, and enhancing accessibility; and

WHEREAS, this Board has determined that an Appropriation Transfer Request (“ATR”) in the amount of \$200,000 from Fixed Asset – Lands account to Fixed Asset – Structures is appropriate in order to provide funding for completion of these near term capital improvement projects; and

WHEREAS, the acquisition of the clinic is contemplated to involve merely a change in the ownership of the property and the property will continue to operate exactly as before; therefore, no environmental review is necessary for this action; and

WHEREAS, it is the intent of the County to finance the acquisition of 225 Cabrillo Highway South, Building A, in the City of Half Moon Bay through the future issuance of lease revenue bonds and said bonds will include the purchase price and all related acquisition costs of the Property.

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 \$8,190,821.12,

subject to the satisfactory resolution of the PG&E encroachment issue as approved by the County Manager in consultation with County Counsel.

IT IS FURTHER ORDERED that the County Manager, or his designee, is authorized to execute any and all notices, amendments, consents, approvals, deeds, certificates of acceptance and documents in connection with the acquisition of the Property consistent with the intent of this Resolution.