

RESOLUTION NO. .

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

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RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A CERTIFICATE OF ACCEPTANCE AND IRREVOCABLE OFFER TO DEDICATE TITLE IN FEE, BOTH TO BE RECORDED CONCURRENTLY WITH THE GRANT DEED FOR THE COUNTY OF SAN MATEO'S ACQUISITION OF THE REAL PROPERTY LOCATED AT 20775 CABRILLO HIGHWAY SOUTH, IN UNINCORPORATED SAN MATEO COUNTY, ALSO KNOWN AS THE TUNITAS CREEK BEACH PROPERTY FOR \$3.2 MILLION

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

WHEREAS, on May 14, 2019, the San Mateo County Board of Supervisors approved a Purchase and Sale Agreement with the Peninsula Open Space Trust ("POST") for the County's acquisition of real property located at 20775 Cabrillo Highway South, in unincorporated San Mateo County, approximately eight miles south of the City of Half Moon Bay, also known as the Tunitas Creek Beach Property and identified by Assessor's Parcel Numbers 081-060-020, 081-060-030, and 081-060-130 ("Property"); and

WHEREAS, the County desires to purchase the Property, which contains significant coastal, natural, and cultural resources, from POST for \$3.2 million, and to convert the Property into a County park to provide new coastal access and recreation opportunities for the public; and

WHEREAS, on May 14, 2019, the Board of Supervisors, by Resolution No. 076590, approved a grant agreement with the California State Coastal Conservancy

("SCC") whereby the SCC would grant the County \$3.2 million to fund the County's purchase of the Property; and

WHEREAS, the SCC's grant requires the County to record an Irrevocable Offer to Dedicate Title in Fee ("Offer to Dedicate"), which sets forth certain restrictions on the County's use of the Property, and requires written approval from SCC prior to the County transferring title to the Property or using the Property for certain mitigation purposes; and

WHEREAS, the Offer to Dedicate was originally presented to the Board for consideration on May 14, 2019, and the Board approved it in its then-current form; and the SCC subsequently informed the County that it would, as a condition of the above-referenced grant, require certain revisions to Section 1.a. of the Offer to Dedicate to clarify that the Property may only be used for such purposes as authorized by the SCC Governing Board, which include open space preservation, public access to the coast, and natural resource protection; and

WHEREAS, on May 14, 2019, the Board of Supervisors, by Resolution No. 076591, approved another grant agreement with SCC for \$3 million to fund the planning, permitting, and design of visitor-serving amenities at the Property; and

WHEREAS, in accordance with the Purchase and Sale Agreement, escrow was opened at Old Republic Title Company; and

WHEREAS, the Purchase and Sale Agreement includes conditions to the close of escrow, including execution of the Post Transfer Agreement and the Cowell-Purisima

Trail Agreement, funding of the purchase price, and the County's acceptance of the condition of the Property and title to the Property; and

WHEREAS, the Post Transfer Agreement and Cowell-Purisima Trail Agreement have been negotiated and presented to the Board of Supervisors for approval concurrently with this Resolution; and

WHEREAS, the submittal of the purchase price and recordation of the Certificate of Acceptance, Grant Deed, and the Offer to Dedicate will allow escrow to close and title to the Property to be vested in County.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board of Supervisors be and is hereby authorized and directed to execute said Certificate of Acceptance and the Irrevocable Offer to Dedicate, both to be recorded concurrently with the Grant Deed transferring the Property from POST to the County.

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