



# County of San Mateo

## Inter-Departmental Correspondence

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**Department:** COUNTY EXECUTIVE

**File #:** 22-832

Board Meeting Date: 11/1/2022

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**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Michael P. Callagy, County Executive

**Subject:** Purchase and Sale Agreement for the Acquisition of Vacant Land at the southwest corner of Pescadero Creek Road and Stage Road, approximately .67 acre.

**RECOMMENDATION:**

Adopt a resolution:

- A) Declaring the Board of Supervisors' intent to purchase the real property described as Vacant Land at the southwest corner of Pescadero Creek Road and Stage Road, approximately .67 acre, identified as San Mateo County Assessor's Parcel Number (County APN 086-031-140), ("Property"), located in the unincorporated Pescadero area of the County, for a total purchase price of \$903,000; 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 owners of the Property, William Ray, Peggy Smith and Kortney Drake ("Sellers"), for the County's acquisition of the Property; and
- C) Authorizing the County Executive, or 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.

**BACKGROUND:**

The Property, APN 086-031-140, is a vacant lot on the southwest corner of the intersection of Pescadero Creek Road and Stage Road. The lot is 200 feet long and approximately 144 feet deep and encompasses 28,672 square feet. A portion of the property lying within the right-of-way of Pescadero Road is surfaced with gravel and bounded by railroad ties. This portion is currently being used as a public parking lot for visitors to the town. The remainder of the property is an open agricultural field. The lot is bounded to the west by a lot containing a one-story commercial building and residential structure, and to the south by a lot with multiple residential structures. The lot is

bounded to the north by Pescadero Creek Road and to the east by Stage Road. The Post Office is across the street on Stage Road.

**DISCUSSION:**

The County has determined the Property would provide an appropriate location to be used for County residents. Potential uses of the Property include provision of additional visitor-serving amenities, such as additional visitor parking and potentially restroom facilities and/or other community serving uses. The feasibility of such a project is subject to further analysis and will require permits that would be appealable to the Coastal Commission.

The Sellers have executed a Letter of Intent proposed by the County Executive for the purchase price of \$903,000, which is consistent with the appraised value of the lot. The property is part of a decedent's estate, and the Sellers would like the transaction to close before November 30, 2022.

On October 11, 18 and 25, 2022, 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.

**FISCAL IMPACT:**

The purchase price including closing costs has been appropriated within the FY 2022-23 budget and will be paid with General Fund.