



Staff Report

TO: Board of Harbor Commissioners

FROM: James B. Pruet, General Manager

DATE: December 20, 2024

SUBJECT: Consider Resolution No. 24-20 Approving the Purchase and Sale Agreement for the District to Acquire Property located at APN's 047-033-180; 047-033-190; 047-033-200; 047-033-390; 047-033-400; 047-033-410, town of Princeton by the Sea, County of San Mateo, California and finding such action exempt from the California Environmental Quality Act (CEQA).

Topic:

The purchase of the property located at APN's 047-033-180; 047-033-190; 047-033-200; 047-033-390; 047-033-400; 047-033-410.

Recommendation/Motion:

Motion: Adopt the following Resolution:

Resolution No. 24-20, entitled "Resolution of the Board of Harbor Commissioners of the San Mateo County Harbor District approving a purchase and sale agreement between the District, as Buyer and Tanya Wyr, Trustee of the Michael and Tonya Wyr Living Trust dated June 12, 2023, as "Seller"

Relation to Strategic Plan:

Core Value:

Accountability: We are accountable to the public and to future generations, and act with fiscal responsibility and transparency.

Relation to Strategic Goals:

Goal 5: Ensure That the Public Is Well Informed about the District

Goal 6: Ensure Good Governance and Administration

Goal 7: Ensure Fiscal Responsibility (Strong Finances and Financial Management)

Policy:

Harbor and Navigation Code § 6074: "...may take by grant, purchase, gift, devise, lease or otherwise acquire, hold and enjoy and lease and dispose of real and personal property of every kind, within or without the district, necessary to the full or convenient exercise of its power."

Background/Discussion:

The District finds itself with an opportunity to acquire land located at six contiguous parcels of land (APNs: 047-033-180; 047-033-190; 047-033-200; 047-033-390; 047-033-400; 047-033-410) in the town of Princeton by the Sea, San Mateo County, California (the "Properties"). This Item was first brought to the Board as a Closed Session Item at the October 30th, 2024, Board Meeting with no reportable action. It was again considered on December 18, 2024, in Closed Session with no reportable action.

As the Agency Negotiator, the General Manager negotiated a Purchase and Sale Agreement with the seller for a total purchase price of \$1,450,000.

The Purchase and Sale Agreement has been provided to each Harbor Commissioner and is on file with the Board Secretary.

The approval of the resolution is excluded from the definition of a "project" under § 15378(b)(4) of the State CEQA Guidelines, and is exempt from CEQA under § 15061(b)(3) of the CEQA Guidelines (the "common sense exemption"). Further, "government fiscal activity" that does not involve commitment to a "specific project which may result in a potentially significant physical impact on the environment" is categorically excluded from the definition of "project." CEQA Guidelines § 15378(b)(4). The purchase authorized by the resolution do not involve any commitment to a specific project or development, and the District is not committing itself to any definite course of action through this purchase. Appropriate environmental review pursuant to CEQA must, and will be completed if, and before any commitment to a project or development of the land occurs.

Recommendation/Motion:

Motion: Adopt the following Resolution:

Resolution No. 24-20, entitled "Resolution of the Board of Harbor Commissioners of the San Mateo County Harbor District approving a purchase and sale agreement between the District, as Buyer and Tanya Wyr, Trustee of the Michael and Tonya Wyr Living Trust dated June 12, 2023, as "Seller"

Attachments:

- 1) [Resolution No. 24-20](#)