RESOLUTION NO. 2026-02

RESOLUTION OF THE BOARD OF DIRECTORS OF PENINSULA HEALTH CARE DISTRICT FINDING A PORTION OF THE REAL PROPERTY LOCATED AT 1783 EL CAMINO REAL IN THE CITY OF BURLINGAME TO BE EXEMPT SURPLUS LAND PURSUANT TO GOVERNMENT CODE SECTION 54221(f)(1)(N).

RESOLVED, by the Board of Directors of Peninsula Health Care District, that

WHEREAS, in 1945, the California Legislature enacted the Local Hospital District Law to facilitate the construction and operation of local hospitals and other health-related facilities and services; and

WHEREAS, in 1947, the Peninsula Health Care District ("District") was formed and approved by voters; and

WHEREAS, the District is an independent special district that serves the cities of San Bruno, Millbrae, Burlingame, Hillsborough, and San Mateo, and portions of Foster City and South San Francisco; and

WHEREAS, the District owns land located in the City of Burlingame ("City") on a portion of Assessor's Parcel Number 025-123-200 ("Property"), as further depicted by **Exhibit A**; and

WHEREAS, the Property is adjacent to the Sutter Mills Peninsula Medical Center, Burlingame Campus ("Hospital"), which is located on property owned by the District and is leased to and operated by Sutter Bay Hospitals ("Sutter Health"); and

WHEREAS, the District intends to lease the Property for the development of a medical office building ("MOB") to provide additional support and health facilities to better serve District constituents and to complement the existing Hospital; and

WHEREAS, the leases for the Hospital and the MOB will run concurrently and, when they expire or terminate, the Hospital and MOB will revert to the District; and

WHEREAS, the Property is "exempt surplus land" under the Surplus Land Act pursuant to Government Code section 54221, subdivision (f)(1)(N) which exempts property that is being used for an "agency's use"; and

WHEREAS, "agency's use" of land occurs when the land is being used for commercial or industrial uses or activities, including nongovernmental retail, entertainment, or office development. This can include use for the sole purpose of investment or generation of revenue if the agency's governing body takes action in a public meeting declaring that the use of the site will directly further the express purpose of the agency's work or operations, pursuant to Government Code section 54221, subdivision (c)(2)(A); and

WHEREAS, the District's mandate is to "establish, maintain, and operate, or provide assistance in the operation of, one or more health facilities or health services . . . for the benefit of the

district and the people served by the district[,]" pursuant to Health and Safety Code section 32121, subdivision (j); and

WHEREAS, the development of a MOB on the Property is consistent with the District's statutory mandate; and

WHEREAS, the Board of Directors of Peninsula Health Care District ("Board") determined, consistent with its statutory powers, that the development of a MOB on the Property is necessary for the health and wellbeing of the District's constituents.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE PENINSULA HEALTH CARE DISTRICT DOES HEREBY FIND AND RESOLVE:

Section 1. Recitals. The above recitals are true and correct.

Section 2. Finding of Exemption. The Board does hereby find and declare the real property located at 1783 El Camino Real in the City of Burlingame, State of California, to be exempt surplus land pursuant to Government Code section 54221, subdivision (f)(1)(N).

Section 3. Effective Date. This Resolution shall take effect immediately upon passage by the Board.

PASSED AND ADOPTED by the Board of Directors of the Peninsula Health Care District this 22 day of October, 2026, by the following vote:

AYES: Cappel, Pagliaro, Sanchez, Zell, Navarro

NOES:

ABSENT:

ABSTAIN:

Secretary, Board of Directors

ATTEST:

Chair, Board of Directors