

RESOLUTION NO. 16306

A RESOLUTION OF NECESSITY OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY FINDING THAT THE PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE ACQUISITION OF CERTAIN PROPERTY INTERESTS FOR THE PUBLIC PROJECT (US HIGHWAY 101/STATE ROUTE 84 - WOODSIDE ROAD INTERCHANGE IMPROVEMENT PROJECT), AUTHORIZING THE ACQUISITION THEREOF, AND DIRECTING THE CITY ATTORNEY TO FILE EMINENT DOMAIN PROCEEDINGS.

(Todd L. Freeman and Judy A. Freeman, APN 052-431-020)

WHEREAS, the City of Redwood City (City), in cooperation with the California Department of Transportation (Caltrans), seeks to construct the US Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project (Project), which consists of modifications to the existing interchange, freeway auxiliary lanes, and connecting roadways in the City; and

WHEREAS, the City and the State of California, acting through Caltrans, entered into a Cooperative Agreement (Agreement 04-2614) on October 11, 2017, which set forth the obligations of the parties in connection with the Project. Pursuant to Agreement 04-2614, Caltrans is the lead agency under the National Environmental Policy Act of 1969, as amended (Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, Section 4(b), Sept. 13, 1982) (NEPA) and under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq. The City is the sponsor of the Project, and is the implementing agency for plans, specifications, estimates, and right-of-way activities; and

WHEREAS, pursuant to Agreement 04-2614, the parties agreed that the City is authorized to hear and adopt Resolutions of Necessity in connection with the Project and in accordance with applicable law; and

WHEREAS, it is desirable and necessary for the City to acquire certain real property specifically a fee acquisition of 131 square feet, and a non exclusive temporary construction easement of 288 square feet located at 1485 Veterans Boulevard in Redwood City, California, Assessor's Parcel Number 052-431-020 (Subject Property), for the Project; and

WHEREAS, the City is vested with the power of eminent domain to acquire real property by virtue of Article 1, Section 19 of the Constitution of the State of California, Section 37350.5 and 40404 of the California Government Code, and Sections 1240.010-1240.050, 1240.110, 1240.120, 1240.150, 1240.220, 1240.410, 1240.610, and 1240.650 of the California Code of Civil Procedure; and

WHEREAS, pursuant to the provisions of Section 7267.2 of the California Government Code, the City made an offer to the owners of record to acquire the Subject Property described and depicted in **Exhibit A** (Legal description) for the amount which it established to be just compensation; and

WHEREAS, pursuant to the provisions of Section 1245.235 of the Code of Civil Procedure, written notice of the intent to consider the adoption of this resolution of necessity was sent on March 13, 2025, to Todd L. Freeman and Judy A. Freeman, the owners of record of the Subject Property, and to Jeff Alan Kreager, Co-Trustee of the James D. Kreager and Patricia A. Kreager Family Trust, providing them notice and granting them a reasonable opportunity to appear and be heard before the City Council at the Resolution of Necessity hearing held on April 28, 2025 on the following matters:

- a. Whether the public interest and necessity require the Project;

- b. Whether the Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- c. Whether the Subject Property described and depicted in **Exhibit A** (Legal description) are necessary for the Project; and
- d. Whether the offer required by Government Code Section 7267.2 has been made to all owners of record; and

WHEREAS, due consideration of all oral and documentary evidence introduced has been given; and

NOW, THEREFORE, be it, by vote of five (5/7) or more of its members, the City Council of the City of Redwood City found; and be it

RESOLVED: That the recitals contained herein are true and correct; and be it

FURTHER RESOLVED: That the public interest and necessity require the Project which is intended to reduce traffic congestion, improve local traffic circulation, and improve bicycle and pedestrian access across US 101; and be it

FURTHER RESOLVED: That the Project is planned or located in a manner that will be the most compatible with the greatest public good and the least private injury; and be it

FURTHER RESOLVED: That the taking of the Subject Property more particularly described and depicted in **Exhibit A** (Legal description) is necessary for the Project; and be it

FURTHER RESOLVED: That the offer to purchase required by California Government Code Section 7267.2 has been made to the record owner(s) of the Subject Property; and be it

FURTHER RESOLVED: That the necessary notice of hearing on this Resolution has been given as required by Code of Civil Procedure Section 1245.235; and be it

FURTHER RESOLVED: That the City has fully complied with the California Environmental Quality Act (CEQA) with respect to the Project, as The Final Initial Study/Mitigated Negative Declaration (IS/MND) (CEQA Approval) were obtained on December 16, 2016; and be it

FURTHER RESOLVED: That the City has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain (the "right to take") to acquire the abutter's rights and access thereto; and be it

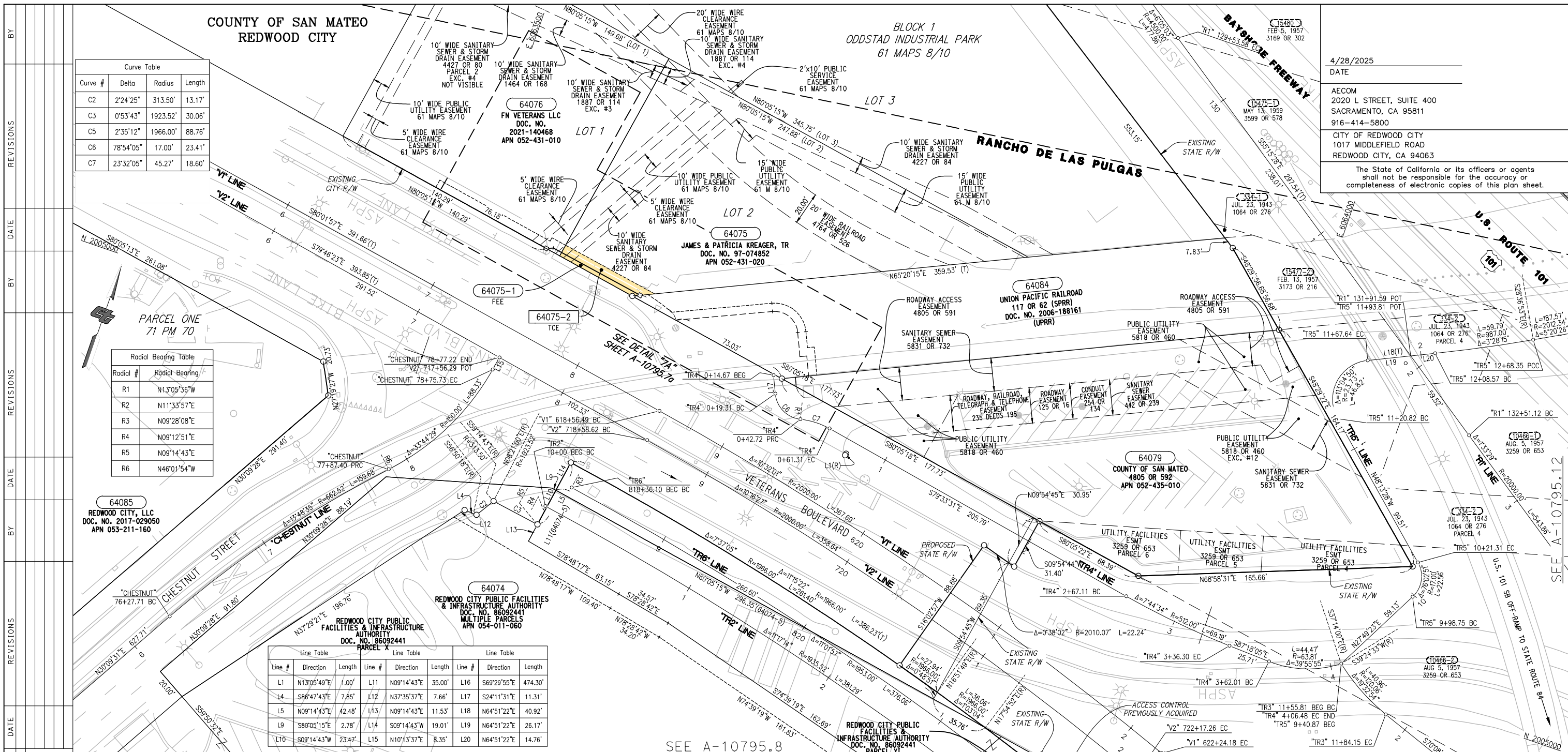
FURTHER RESOLVED: That the City declares its intention to acquire the Subject Property in accordance with the provision of the laws of the State of California governing condemnation procedures; and be it

FURTHER RESOLVED: That the City finds that if any portion of the Subject Property that has been appropriated to some public use, the public uses to which it is to be applied by the City for the Project, as described above, are more necessary and paramount public uses, pursuant to Code of Civil Procedure Section 1240.610, or, alternatively, are compatible with those other uses pursuant to Code of Civil Procedure Section 1240.510; and be it

FURTHER RESOLVED: That the City is AUTHORIZED AND EMPOWERED:

1. To acquire in the name of the City of Redwood City, by condemnation, the Subject Property in accordance with the provisions of the eminent domain law, the Code of Civil Procedure, the Government Code, and the Constitution of California;
2. To prepare and prosecute in the name of the City of Redwood City, such proceedings in the proper court as are necessary for such acquisition; and
3. To deposit the probable amounts of compensation, based on appraisals, and to apply to said court for an order permitting the City of Redwood City to take immediate possession and use of the Subject Property for said public uses and purposes.

EXHIBIT A



Curve Table

Curve #	Delta	Radius	Length
C2	2'24'25"	313.50'	13.17'
C3	0'53'43"	1923.52'	30.06'
C5	2'35'12"	1966.00'	88.76'
C6	78'54'05"	17.00'	23.41'
C7	2'32'05"	45.27'	18.60'

Radial Bearing Table

Radial #	Radial Bearing
R1	N13°05'36"W
R2	N11°33'57"E
R3	N09°28'08"E
R4	N09°12'51"E
R5	N09°14'43"E
R6	N46°01'54"W

Line Table

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N13°05'49"E	1.00'	L11	N09°14'43"E	35.00'	L16	S69°29'55"E	474.30'
L4	S86°47'43"E	7.85'	L12	N37°35'37"E	7.66'	L17	S24°11'31"E	11.31'
L5	N09°14'43"E	42.48'	L13	N09°14'43"E	11.53'	L18	N64°51'22"E	40.92'
L9	S80°05'15"E	2.78'	L14	S09°14'43"W	19.01'	L19	N64°51'22"E	26.17'
L10	S09°14'43"W	23.47'	L15	N10°13'37"E	8.35'	L20	N64°51'22"E	14.76'

PARCEL#	TITLE CODE ②	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED ③ [UF]	STATE	CITY		EXCESS ④ [UF]	REMAINDER	TYPE ③
64075-1	F+F	JAMES & PATRICIA KREAGER, TR	20,307	131			INCLUDES 19 sq. ft. EX. SANITARY SEWER & STORM DRAIN ESMT; INCLUDES 7 sq. ft. EX. WIRE ESMT			
64075-2	TCE	JAMES & PATRICIA KREAGER, TR					288 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

GRANTOR NOTES

- Areas shown do not include underlying fee, unless indicated. A=acres
- Indicates Underlying Fee (UF) Area
- Indicates Indeterminate UF

TITLE CODES:
 A=Access Rights Only
 F=Fee
 E=Easement (Ease)
 TCE=Temp Construction Ease
 T=Other Temp Ease (see Remarks)
 O=Other (see Remarks)

TYPE:
 GD=Grant deed
 ED=Easement deed
 QC=Quitclaim
 DD=Director's deed
 DE=Director's easement deed
 DK=Director's quitclaim deed
 FOC=Final Order of Condemnation
 HE=Highway easement deed
 REL=Relinquishment
 VAC=Vacation
 JUA=Joint use agreement
 CUA=Consent to common use agreement

④ Document of Instrument number

NOTES

Coordinates and bearings are on CCS 83 Zone 3, Epoch 2010.00. Distances and stationing are grid distances. Multiply by 1.0000500 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND

Access Prohibited
 Access Opening Point Only
 Dimension Point Only
 AE Access Easement
 EE Electric Easement
 HG Highway Grant
 ME Maintenance Easement
 PERM UE Permanent Utility Esmt
 PUE Public Utility Easement
 (R) Radial Bearing
 R/W Right of Way
 SE Sidewalk Easement
 Square Feet
 SPUE Street/PUE Easement
 (T) Total
 Title to State
 Title to Others

**STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION**

**RIGHT OF WAY
 APPRAISAL MAP
 A-10795.7**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)
 H-10795.7, R-36.23, R-98.18, S-103.6

SCALE: 1" = 30'

FEET 0 15 30 60 90

TO DESIGN: EA(s):04-23536 F&M:
 DRAFTED BY:BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.60	13	26
04	SM	101	-	13	26

4/28/2025
 DATE

AECOM
 2020 L STREET, SUITE 400
 SACRAMENTO, CA 95811
 916-414-5800

CITY OF REDWOOD CITY
 1017 MIDDLEFIELD ROAD
 REDWOOD CITY, CA 94063

The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.

Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 28th day of April 2025 by the following votes:

AYES: Chu, Gee, Howard, Padilla, Sturken, Vice Mayor Eakin,
and Mayor Martínez Saballos

NOES: None

ABSENT: None

ABSTAINED: None

RECUSED: None



Elmer Martínez Saballos
Mayor of the City of Redwood City

Attest:



Yessika Castro, CMC, CPMC
City Clerk of Redwood City

I hereby approve the foregoing resolution this
28th day of April 2025.



Elmer Martínez Saballos
Mayor of the City of Redwood City