

RESOLUTION NO. 16307

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.

(FN Veterans, LLC, APN 052-431-010)

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 129.28 linear feet in abutter's rights, including access rights, and a fee acquisition of 18 square feet, and a non exclusive temporary construction easement of 353 square feet located at 1475 Veterans Boulevard in Redwood City, California, Assessor's Parcel Number 052-431-010 (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 FN Veterans, LLC, the owner of record of the Subject Property, 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

Number
64076-1

Exhibit "A"

PARCEL 64076-1


All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of the parcel as described in the Grant Deed from John F. Nicolini and Rebecca M. Nicolini, Trustees and Doreen Doris Peluffo, Trustee to FN Veterans LLC, recorded October 1, 2021 as Document No. 2021-140468, Official Records of said County; being more particularly described as follows:

BEGINNING at a point on the southerly line of LOT 1, BLOCK 1, as said lot and block are shown on that certain map entitled "ODDSTADT INDUSTRIAL PARK, REDWOOD CITY, CALIFORNIA", filed October 26, 1964 in Book 61 of Maps at Pages 8 through 10, inclusive, Official Records of said County, said Point of Beginning lying 9.40 feet from the southeast corner of said LOT 1; thence departing said southerly line, North 67°51'44" East 4.35 feet; thence South 80°27'09" East 5.71 feet to a point on the easterly line of said LOT 1; thence along last said line, South 09°54'11" West 2.35 feet to said southeast corner; thence along said southerly line, North 80°05'15" West 9.40 feet to the **POINT OF BEGINNING**.

CONTAINING 18 square feet, more or less.

The bearings and distances used in the above description are based on the California Coordinate System of 1983 (CCS83) Zone 3, Epoch 2010.00. Multiply distances by 1.0000500 to obtain ground distances.

This real property description has been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.


 _____ 01/27/2025
 Brian M. Coleson, LS 8367 Date



Number
64076-2

Exhibit "A"

PARCEL 64076-2

This conveyance is made for the purpose of a freeway and the GRANTOR hereby releases and relinquishes to the STATE any and all abutter's rights including access rights, appurtenant to GRANTOR'S property, in and to said freeway over and across the following line:

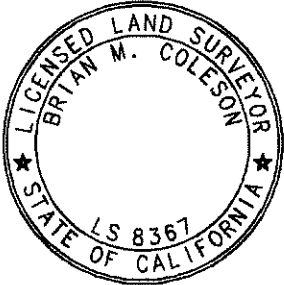
Situate in the City of Redwood City, County of San Mateo, State of California, being a segment of the southerly line of LOT 1, BLOCK 1, as said lot and block are shown on that certain map entitled "ODDSTADT INDUSTRIAL PARK, REDWOOD CITY, CALIFORNIA", filed October 26, 1964 in Book 61 of Maps at Pages 8 through 10, inclusive, Official Records of said County, as said LOT 1 is identified in the Grant Deed from John F. Nicolini and Rebecca M. Nicolini, Trustees and Doreen Doris Peluffo, Trustee to FN Veterans LLC, recorded October 1, 2021 as Document No. 2021-140468, Official Records of said County, said segment being more particularly described as follows:

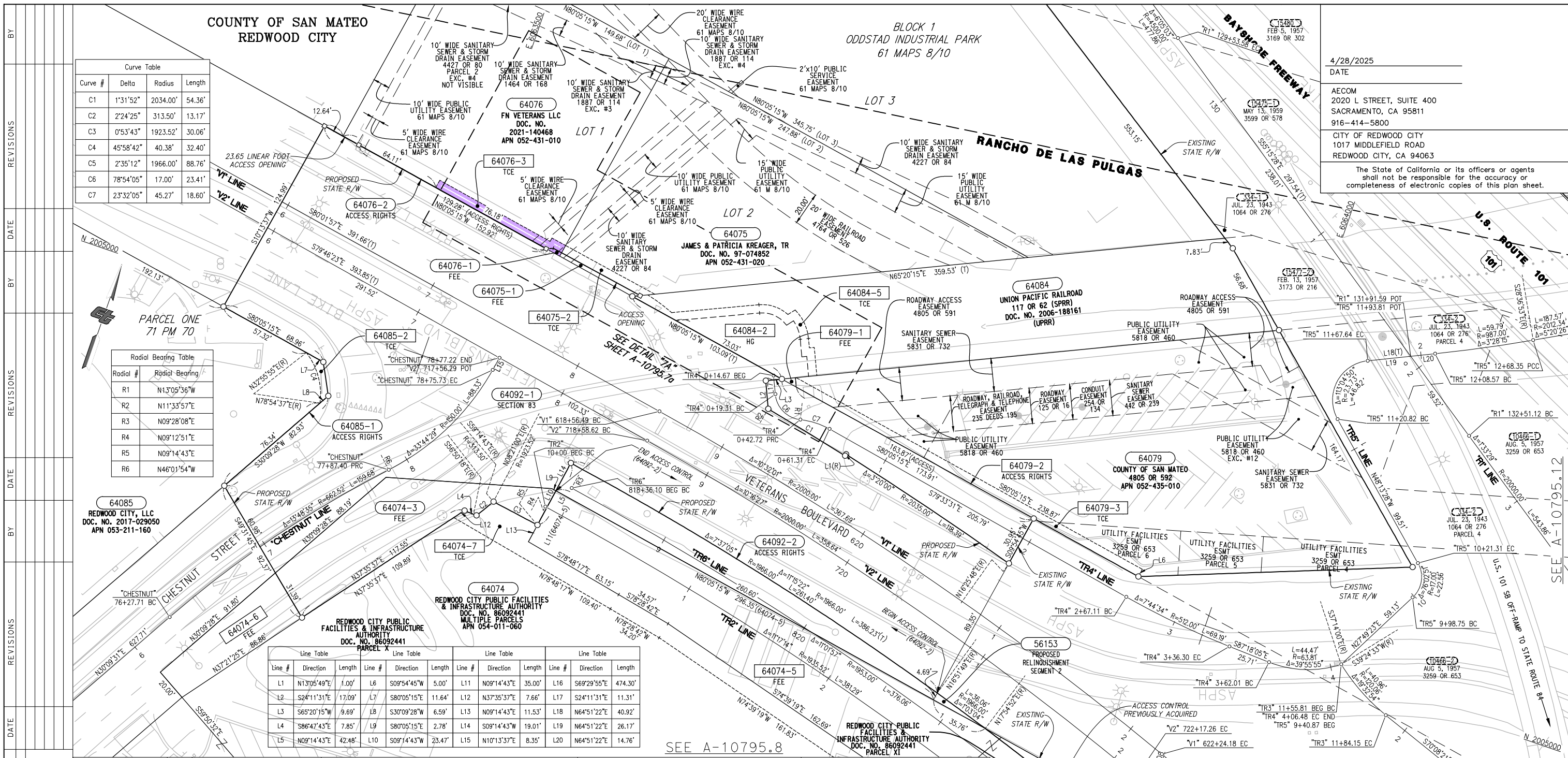
BEGINNING at a point on the southerly line of said LOT 1, said Point of Beginning lying North 80°05'15" West 9.40 feet from the southeast corner of said LOT 1; thence along said southerly line, North 80°05'15" West 129.28 feet to the **POINT OF TERMINUS** of said line.

The bearings and distances used in the above description are based on the California Coordinate System of 1983 (CCS83) Zone 3, Epoch 2010.00. Multiply distances by 1.0000500 to obtain ground distances.

This real property description has been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.

 01/27/2025
Brian M. Coleson, LS 8367 Date





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.

Curve Table

Curve #	Delta	Radius	Length
C1	1°31'52"	2034.00'	54.36'
C2	2°24'25"	313.50'	13.17'
C3	0°53'43"	1923.52'	30.06'
C4	45°58'42"	40.38'	32.40'
C5	2°35'12"	1966.00'	88.76'
C6	78°54'05"	17.00'	23.41'
C7	23°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 Table		Line Table		Line Table	
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction
L1	N13°05'49"E	1.00'	L6	S09°54'45"W	5.00'	L11	N09°14'43"E
L2	S24°11'31"E	17.09'	L7	S8°05'15"E	11.64'	L12	N37°35'37"E
L3	S65°20'15"W	9.69'	L8	S3°09'28"W	6.59'	L13	N09°14'43"E
L4	S86°47'43"E	7.85'	L9	S8°05'15"E	2.78'	L14	S09°14'43"W
L5	N09°14'43"E	42.46'	L10	S09°14'43"W	23.47'	L15	N10°13'37"E
						L16	S69°29'55"E
						L17	S24°11'31"E
						L18	N64°51'22"E
						L19	N64°51'22"E
						L20	N64°51'22"E

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [3] STATE	EXCESS [3] CITY	REMAINDER		TYPE[3]	DATE	DOC.#[4]
64076-1	F+F	FMN VETERANS LLC	20,404	18		20,386	INCLUDES 12 sq. ft. EX. PUBLIC UTILITIES ESM; INCLUDES 6 sq. ft. SANITARY SEWER & STORM DRAIN ESM; INCLUDES 6 sq. ft. WIRE ESM			
64076-2	A	FMN VETERANS LLC					129.28 LINEAR FEET OF ACCESS RIGHTS			
64076-3	TCE	FMN VETERANS LLC					432 sq. ft. TEMPORARY CONSTRUCTION ESM, EXPIRES JUN 30, 2029			

GRANTOR NOTES

① Areas shown do not include underlying fee, unless indicated.
Ac=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
CCUA=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 1.000050 to obtain ground distances. All distances are in feet unless otherwise noted.

LEGEND
[Symbol] Access Prohibited
[Symbol] Access Opening Point Only
[Symbol] Dimension Point Only
[Symbol] AE Access Easement
[Symbol] EE Electric Easement
[Symbol] HG Highway Grant
[Symbol] ME Maintenance Easement
[Symbol] PERM UE Permanent Utility Esm
[Symbol] PUE Public Utility Easement
[Symbol] (R) Radial Bearing
[Symbol] R/W Right of Way
[Symbol] SE Square Foot
[Symbol] sq. ft. Square Feet
[Symbol] SPUE Street/PUE Easement
[Symbol] Total
[Symbol] Title to State
[Symbol] 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 FAN:
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

PROJECT ID: 04-1400032

COUNTY OF SAN MATEO
REDWOOD CITY

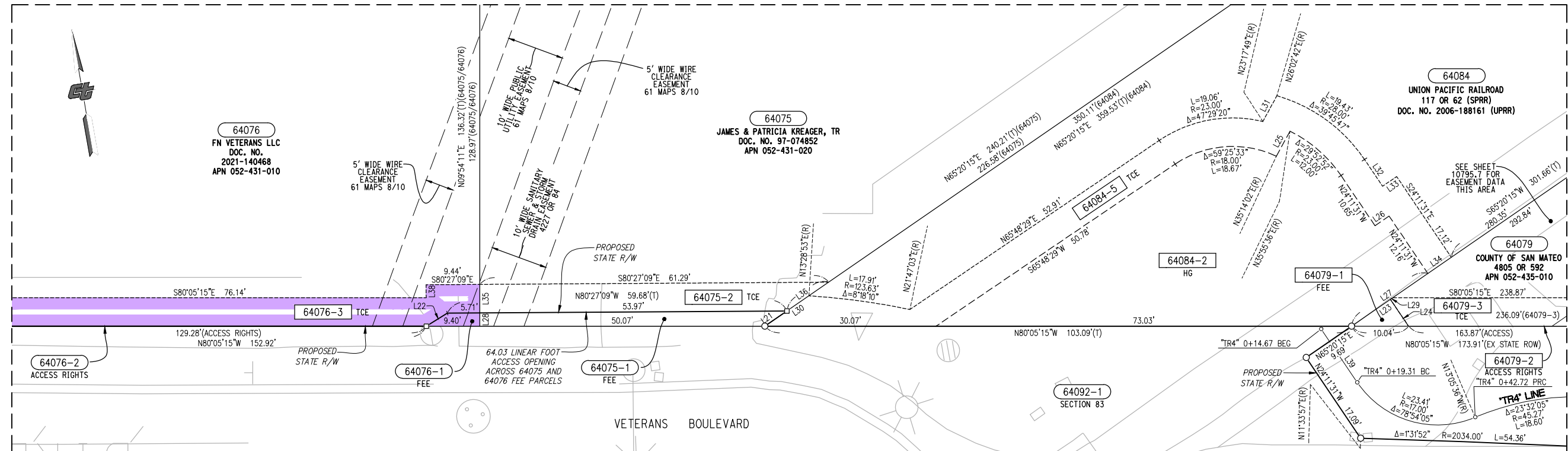
4/28/2025
DATE

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

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

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Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L21	N65°20'15"E	4.74'	L31	N38°25'07"E	5.15'
L22	S67°51'44"W	4.35'	L32	S24°11'31"E	5.65'
L23	N65°20'15"E	8.31'	L33	N65°48'48"E	3.00'
L24	N24°11'31"W	5.70'	L34	S65°20'15"W	5.00'
L25	S38°25'07"W	5.01'	L35	N09°54'11"E	5.00'
L26	S65°48'48"W	3.00'	L36	S65°20'15"W	8.89'
L27	N65°20'15"E	16.31'	L37	N09°58'03"E	5.00'
L28	N09°54'11"E	2.35'	L38	N09°32'51"E	2.28'
L29	N65°20'15"E	0.51'	L39	S24°11'31"E	11.31'
L30	N65°20'15"E	9.42'			



DETAIL "7A"
SCALE: 1"=10'

PARCEL#	TITLE CODE	GRANTOR	TOTAL	AREAS (square feet or as noted)			REMARKS	RECORDATION		
				REQUIRED [UF]	EXCESS [UF]	REMAINDER		TYPE	DATE	DOC.#
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③ 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	LEGEND Access Prohibited Access Opening Point Only Dimension Point Only Access Easement Electric Easement Highway Grant Maintenance Easement Permanent Utility Esmt Public Utility Easement Radial Bearing Right of Way Sidewalk Easement Square Feet Street/PUE Easement Total Title to State Title to Others
④ Document of Instrument number	

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP
A-10795.7a

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

SCALE: 1" = 10'

FEET 0 5 10 20 30

TO DESIGN: EA(s):04-23536 FA#:
DRAFTED BY:BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.60		
04	SM	101	-	14	26

BY	DATE	REVISIONS
J. HARMON	4/28/25	
MVC		

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