

RESOLUTION NO. 16310

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.

(Mann Family 2005 Trust, APN 054-022-040)

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 29 square feet, and a non exclusive temporary construction easement of 846 square feet located at 1101 Broadway in Redwood City, California, Assessor's Parcel Number 054-022-040 (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 William Clark Mann, Trustee and Diana L. Clark, Trustee of the Mann Family 2005 Trust, 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
64081-1

Exhibit "A"

PARCEL 64081-1


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 William C. Mann and Diana L. Mann to William Clark Mann and Diana L. Mann, Trustees recorded March 1, 2006 as Document No. 2006-029487, Official Records of said County, being more particularly described as follows:

BEGINNING at a point on the northwesterly line of PARCEL 2 as shown upon that certain Parcel Map entitled "PARCEL MAP" filed for record on February 6, 1968 in Volume 4 of Parcel Maps at Page 27, Official Records of said County, said westerly line shown as "N8°47'13"E 150.00'" on said Parcel Map (North 09°54'40" East for purposes of this description), lying 5.22 feet from the most northerly corner of said PARCEL 2; thence along said northwesterly line and the northeasterly line of said PARCEL 2 the following two (2) courses: 1) North 09°54'40" East 5.22 feet to said most northerly corner; and 2) South 77°37'00" East 9.38 feet; thence departing last said lines, South 67°51'39" West 9.06 feet; thence westerly, along the arc of a non-tangent curve to the right, concave to the north, to which a radial line bears South 09°51'34" West 1,025.63 feet, through a central angle of 0°05'40", an arc distance of 1.69 feet to the **POINT OF BEGINNING**.

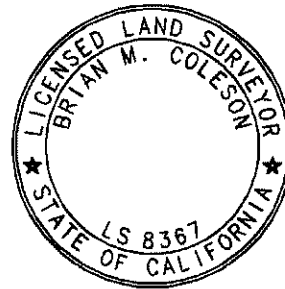
CONTAINING 29 square feet, more or less.

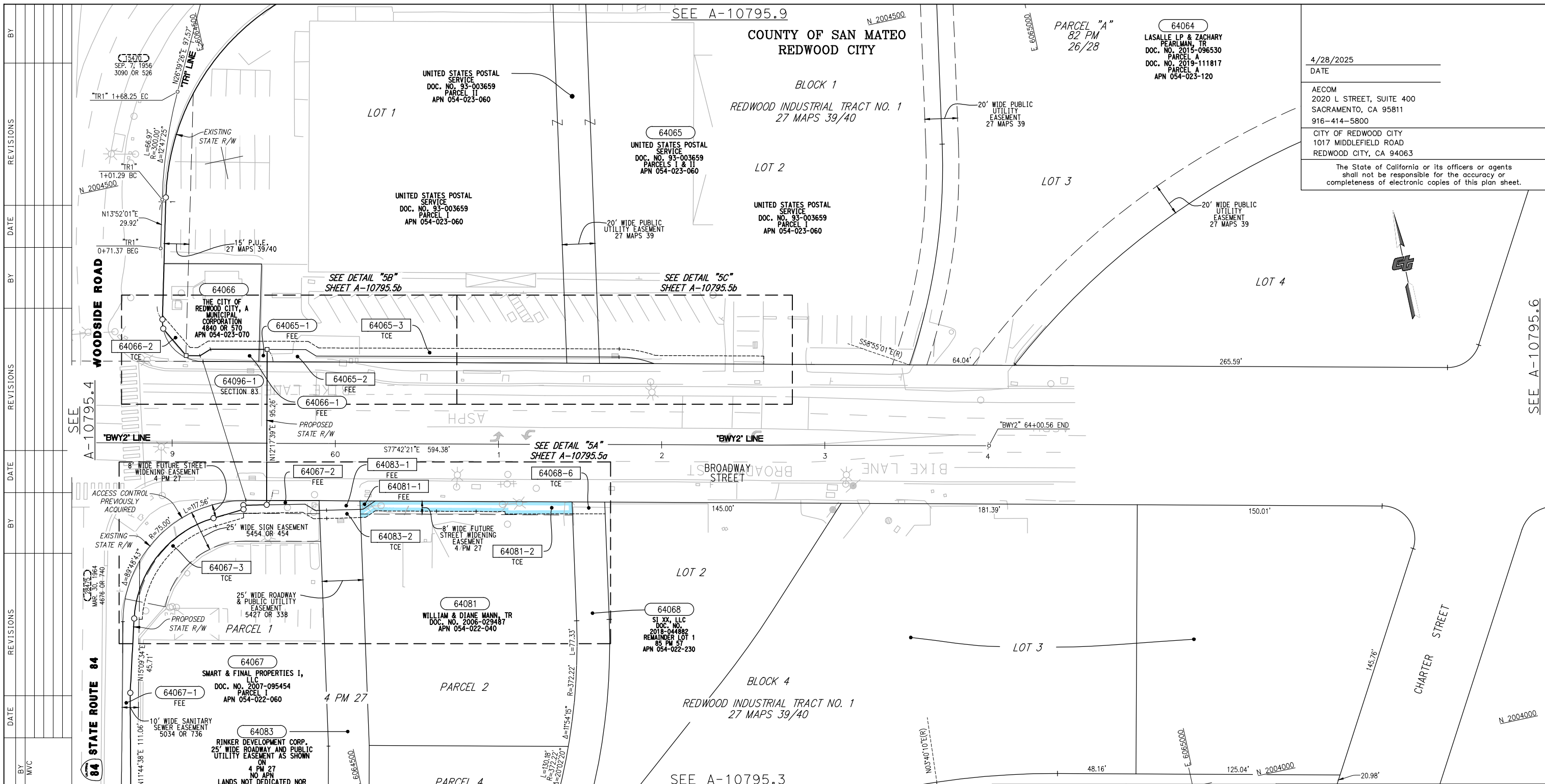
The bearings and distances used in the above description are based on the California Coordinate System of 1983 (CCS83) Zone 3, Epoch 2010.00. Multiply distances by 1.0000500 to obtain ground distances.

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



Brian M. Coleson, LS 8367 01/21/2025
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

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BY	DATE	REVISIONS
LPO PROJECT SURVEYOR: J. HARMON	4/28/25	

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF] STATE	EXCESS [UF] CITY	REMAINDER		TYPE	DATE	DOC.#
64081-1	F	WILLIAM AND DIANA MANN, TR	19,274		29	19,245	INCLUDES 29 sq. ft. EX. FUTURE STREET WIDENING ESMT			
64081-2	TCE	WILLIAM AND DIANA MANN, TR					846 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

GRANTOR NOTES	NOTES
① Areas shown do not include underlying fee, unless indicated. A=acres	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.
② [] Indicates Underlying Fee (UF) Area [I] 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)	
③ 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	

STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP A-10795.5

FOR PREVIOUS R/W INFORMATION SEE MAP(S) H-10795.5, R-98.18, R-164.5, S-103.5, S-103.6

SCALE: 1" = 30'

FEET 0 15 30 60 90

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	25.55		
04	SM	101	-	9	26

COUNTY OF SAN MATEO
REDWOOD CITY

4/28/2025
DATE

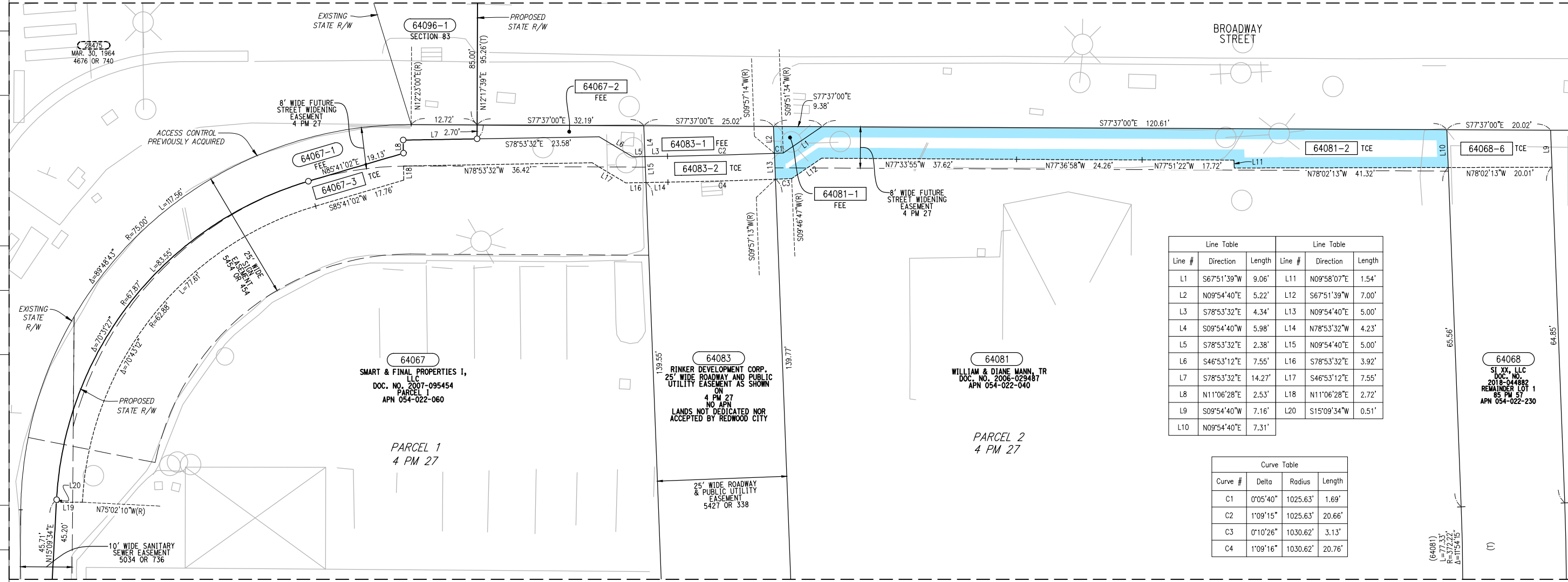
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2020 L STREET, SUITE 400
SACRAMENTO, CA 95811
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1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA 94063

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DETAIL "5A"
SCALE: 1"=10'



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S67°51'39"W	9.06'	L11	N09°58'07"E	1.54'
L2	N09°54'40"E	5.22'	L12	S67°51'39"W	7.00'
L3	S78°53'32"E	4.34'	L13	N09°54'40"E	5.00'
L4	S09°54'40"W	5.98'	L14	N78°53'32"W	4.23'
L5	S78°53'32"E	2.38'	L15	N09°54'40"E	5.00'
L6	S46°53'12"E	7.55'	L16	S78°53'32"E	3.92'
L7	S78°53'32"E	14.27'	L17	S46°53'12"E	7.55'
L8	N11°06'28"E	2.53'	L18	N11°06'28"E	2.72'
L9	S09°54'40"W	7.16'	L20	S15°09'34"W	0.51'
L10	N09°54'40"E	7.31'			

Curve Table			
Curve #	Delta	Radius	Length
C1	0°05'40"	1025.63'	1.69'
C2	1°09'15"	1025.63'	20.66'
C3	0°10'26"	1030.62'	3.13'
C4	1°09'16"	1030.62'	20.76'

(64081)
L=77.53'
R=1072.24'
Δ=1754.15'

DATE	BY	REVISIONS
4/28/25	J. HARMON	PROJECT SURVEYOR
	MYC	

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF]	EXCESS [UF]	REMAINDER		TYPE	DATE	DOC.#
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STATE OF CALIFORNIA
CALIFORNIA STATE TRANSPORTATION AGENCY
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP

A-10795.5a

FOR PREVIOUS R/W INFORMATION SEE MAP(S)
H-10795.5, R-98.18, R-164.5, S-103.5, 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	25.55		
04	SM	101	-	10	26

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