

## RESOLUTION NO. 16311

**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.**

**(Hirahara Family LTD & Wheeler Family Living Trust, APN 054-012-050)**

**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 1,099 square feet, and a non exclusive temporary construction easement of 491 square feet located at 1205 Broadway Street in Redwood City, California, Assessor's Parcel Number 054-012-050 (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 Hirahara Family LTD & Wheeler Family Living Trust, the owners 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**



|                |
|----------------|
| <b>Number</b>  |
| <b>64082-2</b> |

**Exhibit "A"**

**PARCEL 64082-2**

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being portions of PARCEL ONE and PARCEL THREE as described in the Quitclaim Deed from David B. Wheeler and Eleanor M. Wheeler to David B. Wheeler and Eleanor M. Wheeler, Trustees, recorded January 27, 1989 as Document No. 89012553, Official Records of said County, said PARCEL ONE and PARCEL THREE being also described in Grant Deed from Takeo Hirahara and Carle C. Hirahara to the Hirahara Family Limited Partnership, recorded May 5, 1997 as Document No. 97-052701, Official Records of said County, being more particularly described as follows:

A temporary easement to terminate June 30, 2029 for construction purposes and incidents thereto, in and to those portions of said PARCEL ONE described as follows:

**COMMENCING** at northeast corner of said PARCEL THREE, said Point of Beginning lying on the southerly line of PARCEL VIII as described in the Grant Deed from the City of Redwood City to the Redwood City Public Facilities and Infrastructure Authority recorded August 6, 1986 as Document No. 86092441, Official Records of said County; thence departing said southerly line and along the easterly line of said PARCEL THREE and said PARCEL ONE, South 02°20'28" East 23.81 feet; thence departing said easterly lines, westerly, along the arc of a non-tangent curve to the left, concave to the south, to which a radial line bears North 05°42'43" East 936.38 feet, through a central angle of 0°23'59", an arc distance of 6.53 feet to a point of reverse curvature; thence westerly, along the arc of a tangent curve to the right, concave to the north, having a radius of 61.62 feet, through a central angle of 13°17'01", an arc distance of 14.29 feet; thence non-tangentially, North 42°17'09" West 6.14 feet; thence North 74°17'28" West 18.90 feet to the **TRUE POINT OF BEGINNING**; thence westerly, along the arc of a non-tangent curve to the left, concave to the south, to which a radial line bears North 03°19'54" East 809.37 feet, through a central angle of 3°09'35", an arc distance of 44.63 feet; thence non-tangentially, South 57°38'48" West 7.49 feet; thence westerly, along the arc of a non-tangent curve to the left, concave to the south, to which a radial line bears North 00°16'37" West 805.37 feet, through a central angle of 2°10'13", an arc distance of 30.50 feet; thence tangentially to last said curve, South 87°33'11" West 26.30 feet to a point on the westerly line of said PARCEL ONE; thence along last said line, North 02°20'28" West 5.00 feet; thence departing last said line, North 87°33'11" East 26.30 feet; thence easterly, along the arc of a tangent curve to the right, concave to the south, having a radius of 810.37 feet, through a central angle of 2°04'06", an arc distance of 29.25 feet; thence non-tangentially, North 57°38'48" East 7.45 feet; thence easterly, along the arc of a non-tangent curve to the right, concave to the south, to which a radial line bears North 00°26'52" West 999.94 feet, through a central angle of 0°11'47", an arc distance of 3.43 feet; thence easterly, along the arc of a non-tangent curve to the right, concave to the south, to which a radial line bears North 00°18'25" East 814.38 feet, through a central angle of 1°30'46", an arc distance of 21.50 feet; thence non-tangentially, South 74°17'28" East 22.00 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 491 square feet (0.011 acres), 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.

|                |
|----------------|
| <b>Number</b>  |
| <b>64082-2</b> |

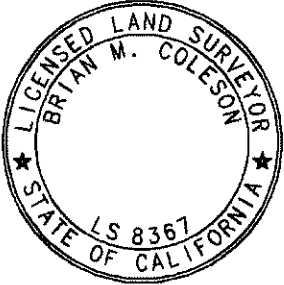
This real property description has been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.



01/21/2025

Brian M. Coleson, LS 8367

Date



COUNTY OF SAN MATEO  
REDWOOD CITY

SEE A-10795.8

Radial Bearing Table

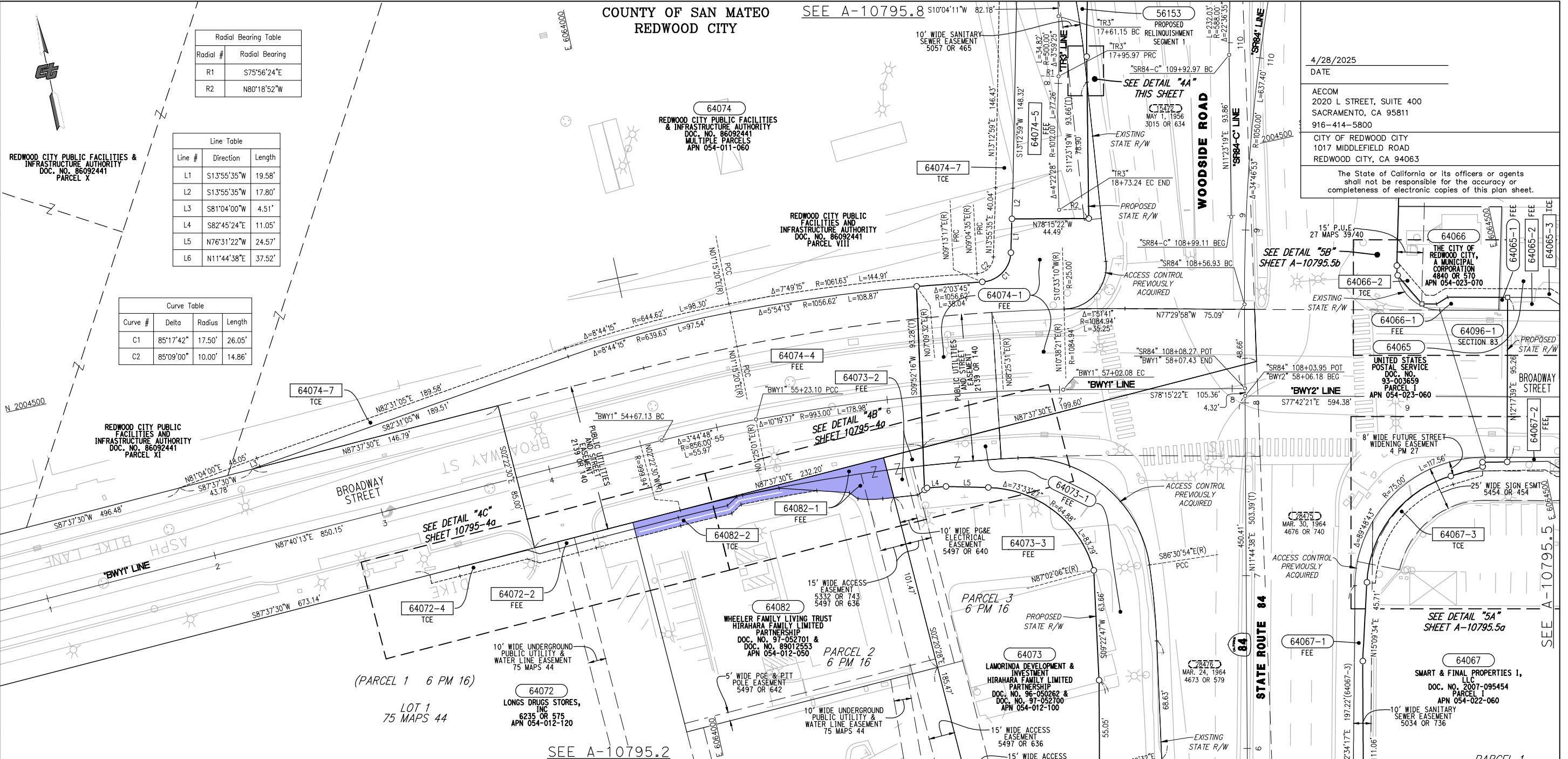
| Radial # | Radial Bearing |
|----------|----------------|
| R1       | S75°56'24"E    |
| R2       | N80°18'52"W    |

Line Table

| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S13°55'35"W | 19.58' |
| L2     | S13°55'35"W | 17.80' |
| L3     | S81°04'00"W | 4.51'  |
| L4     | S82°45'24"E | 11.05' |
| L5     | N76°31'22"W | 24.57' |
| L6     | N11°44'38"E | 37.52' |

Curve Table

| Curve # | Delta     | Radius | Length |
|---------|-----------|--------|--------|
| C1      | 85°17'42" | 17.50' | 26.05' |
| C2      | 85°09'00" | 10.00' | 14.86' |



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.

| PARCEL# | TITLE CODE | GRANTOR                   | TOTAL  | AREAS (square feet or as noted) |             |             | REMARKS   | RECORDATION |      |      |
|---------|------------|---------------------------|--------|---------------------------------|-------------|-------------|---|-------------|------|------|
|         |            |                           |        | REQUIRED [UF]                   | CITY        | EXCESS [UF] |   | REMAINDER   | TYPE | DATE |
| 64082-1 | F          | DAVID B. WHEELER, ET. AL. | 18,784 |                                 | 1,099 [301] |             | INCLUDES 301 sq. ft. EX. PUBLIC UTILITIES ESMT; INCLUDES 242 sq. ft. ACCESS ESMT; INCLUDES 301 sq. ft. UNDERLYING FEE |             |      |      |
| 64082-2 | TCE        | DAVID B. WHEELER, ET. AL. |        |                                 |             |             | 491 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029   |             |      |      |

GRANTOR NOTES

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  
To=Other Temp Ease (see Remarks)  
O=Other (see Remarks)

TYPE:

GD=Grant deed  
ED=Easement deed  
OC=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 1.0000500 to obtain ground distances. All distances are in feet unless otherwise noted.

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  
Square Foot  
Street/PUE Easement  
Total  
Title to State  
Title to Others

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY APPRAISAL MAP**  
**A-10795.4**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
H-10795.4, 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    | 7         | 26           |
| 04       | SM     | 101   | -        | 7         | 26           |

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

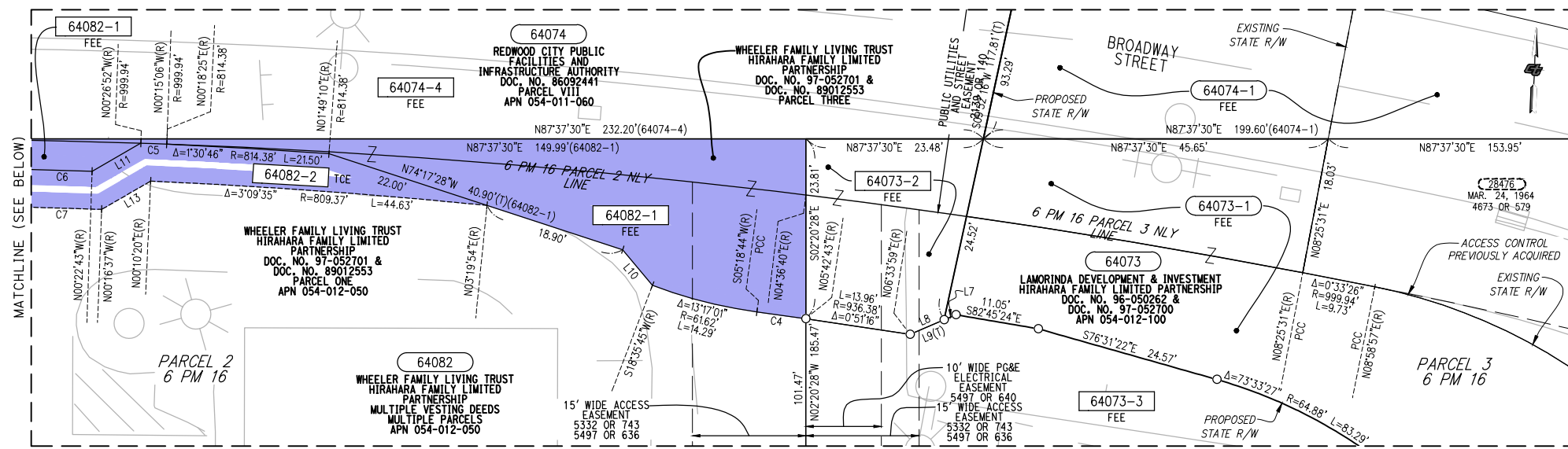
COUNTY OF SAN MATEO  
REDWOOD CITY

4/28/2025  
DATE

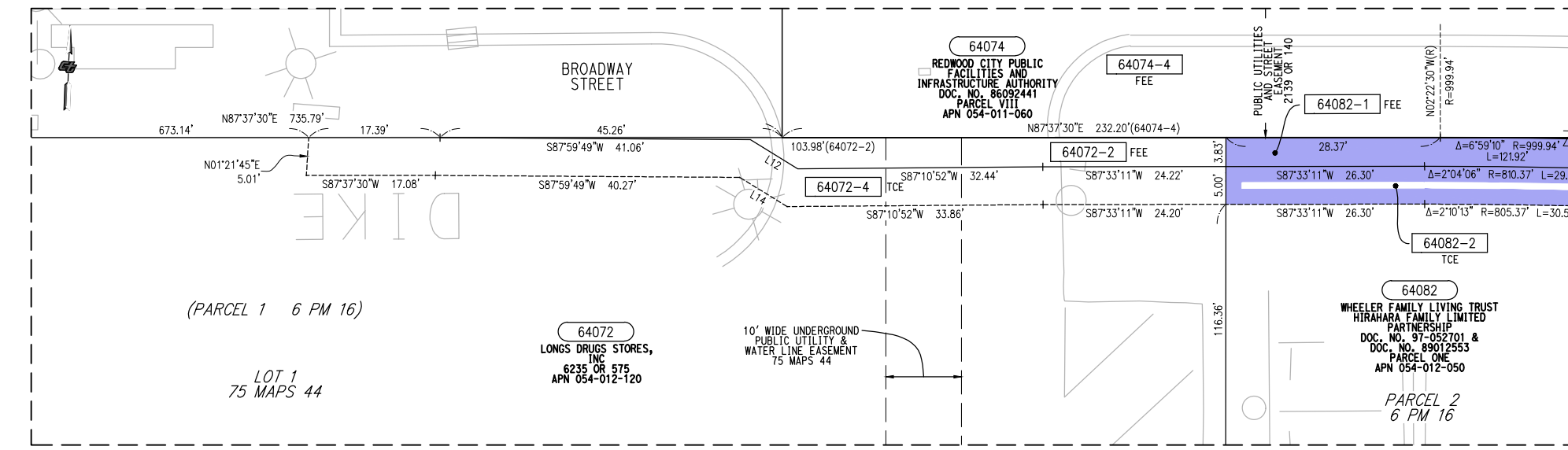
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1017 MIDDLEFIELD ROAD  
REDWOOD CITY, CA 94063

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DETAIL "4B"  
SCALE: 1"=10'



DETAIL "4C"  
SCALE: 1"=10'

| Line Table |             |        |
|------------|-------------|--------|
| Line #     | Direction   | Length |
| L7         | N64°35'31"E | 1.70'  |
| L8         | S64°35'31"W | 4.87'  |
| L9         | N64°35'31"E | 6.58'  |
| L10        | N42°17'09"W | 6.14'  |
| L11        | S57°38'48"W | 7.45'  |
| L12        | N60°48'49"W | 7.34'  |
| L13        | S57°38'48"W | 7.49'  |
| L14        | N60°48'49"W | 7.38'  |

| Curve Table |          |         |        |
|-------------|----------|---------|--------|
| Curve #     | Delta    | Radius  | Length |
| C4          | 0°23'59" | 936.38' | 6.53'  |
| C5          | 0°11'47" | 999.94' | 3.43'  |
| C6          | 2°04'06" | 810.37' | 29.25' |
| C7          | 2°10'13" | 805.37' | 30.50' |

| PARCEL# | TITLE CODE | GRANTOR                   | AREAS (square feet or as noted) |                   |                 |           | REMARKS   | RECORDATION |      |       |
|---------|------------|---------------------------|---------------------------------|-------------------|-----------------|-----------|---|-------------|------|-------|
|         |            |                           | TOTAL                           | REQUIRED (U) [UF] | EXCESS (U) [UF] | REMAINDER |   | TYPE        | DATE | DOC.# |
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| GRANTOR NOTES   | NOTES  |
|---|--|
| ① Areas shown do not include underlying fee, unless indicated.<br>Ac=Acres<br>② Indicates Underlying Fee (UF) Area<br>③ Indicates Indeterminate UF  | Coordinates and bearings are on CCS 83 Zone 3, Epoch 2010.00. Distances and stationing are grid distances. Multiply by 1.000500 to obtain ground distances. All distances are in feet unless otherwise noted.  |
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| TYPE:<br>GD=Grant deed<br>ED=Easement deed<br>QC=Quitclaim<br>DD=Director's deed<br>DE=Director's easement deed<br>DK=Director's quitclaim deed<br>FOC=Final Order of Condemnation<br>HE=Highway easement deed<br>REL=Relinquishment<br>VAC=Vacation<br>JUA=Joint use agreement<br>CCUA=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-10795.4a**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
H-10795.4, 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   | -        | 8         | 26           |

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

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 28<sup>th</sup> 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



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Elmer Martínez Saballos  
Mayor of the City of Redwood City

Attest:



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Yessika Castro, CMC, CPMC  
City Clerk of Redwood City

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



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Elmer Martínez Saballos  
Mayor of the City of Redwood City