

RESOLUTION NO.16389

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

(Lamorinda Development and Investment, APN 054-012-100)

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 a full fee interest of all real property located at 1201 Broadway Street in Redwood City, California, and identified as Assessor's Parcel Number 054-012-100 (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 in **Exhibit A** (Legal descriptions) 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 January 9, 2026, to Lamorinda Development and Investment and Hirahara Family Limited Partnership, 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 February 9, 2026 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 in **Exhibit A** (Legal descriptions) 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.

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 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.

* * *

Number
64073-1

(64073-2, 64073-3)

Exhibit "A"

PARCEL 64073-1 (includes PARCEL 64073-2 and PARCEL 64073-3)

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being all of PARCEL I and all of PARCEL IV as described in the Corporation Grant Deed from Western Investment Real Estate Trust to Lamorinda Development & Investment et al recorded April 26, 1996 as Document No. 96-050262, Official Records of said County, said PARCEL I and PARCEL IV being also described in the Grant Deed from Takeo Hirahara and Carle C. Hirahara to the Hirahara Family Limited Partnership recorded May 5, 1997 as Document No. 97-052700, Official Records of said County, being more particularly described as follows:

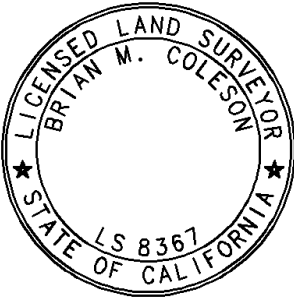
BEGINNING at a point on the general westerly line of the parcel as described in the Grant Deed (Corporation) from Federal-Mogul-Bower Bearings, Inc. to the State of California recorded March 24, 1964 in Volume 4673 at Page 579, Official Records of said County, said Point of Beginning lying 68.63 feet from the northerly terminus of the course described as "N. 9°43'17" E., 130.54 feet" in said Grant Deed (Corporation); thence departing said general westerly line and along the southerly line of said PARCEL I, South 87°39'32" West 112.39 feet to the southwest corner of said PARCEL I; thence along the westerly lines of said PARCEL I and said PARCEL IV, North 02°20'28" West 209.28 feet to a point on the northerly line of that certain 13.46 acre parcel conveyed to National Motor Bearing Co. by Deed dated December 16, 1941 and recorded December 17, 1941 in Book 986 of Official Records at page 466 (File No. 40748-E), Records of said County; thence along last said line, North 87°37'30" East 69.13 feet to a point on said general westerly line; thence along last said line the following five (5) courses: 1) South 08°25'31" West 18.03 feet; 2) easterly, along the arc of a non-tangent curve to the right, concave to the south, to which a radial line bears North 08°25'31" East 999.94 feet, through a central angle of 0°33'26", an arc distance of 9.73 feet; 3) southeasterly, along the arc of a tangent curve to the right, concave to the southwest, having a radius of 73.00 feet, through a central angle of 84°30'09", an arc distance of 107.66 feet; 4) southerly, along the arc of a tangent curve to the right, concave to the west, having a radius of 406.00 feet, through a central angle of 6°14'11", an arc distance of 44.19 feet; and 5) tangentially to last said curve, South 09°43'17" West 68.63 feet to the **POINT OF BEGINNING**.

CONTAINING 24,574 square feet (0.564 acres), more or less.

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

These real property descriptions have been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.


 _____ 01/28/2025
 Brian M. Coleson, LS 8367 Date



COUNTY OF SAN MATEO
REDWOOD CITY

SEE A-10795.8

DRAFT

BRIAN M. COLESON
12/2/2025
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.

LICENSED LAND SURVEYOR
BRIAN M. COLESON
STATE OF CALIFORNIA
LS 8367

Radial Bearing Table

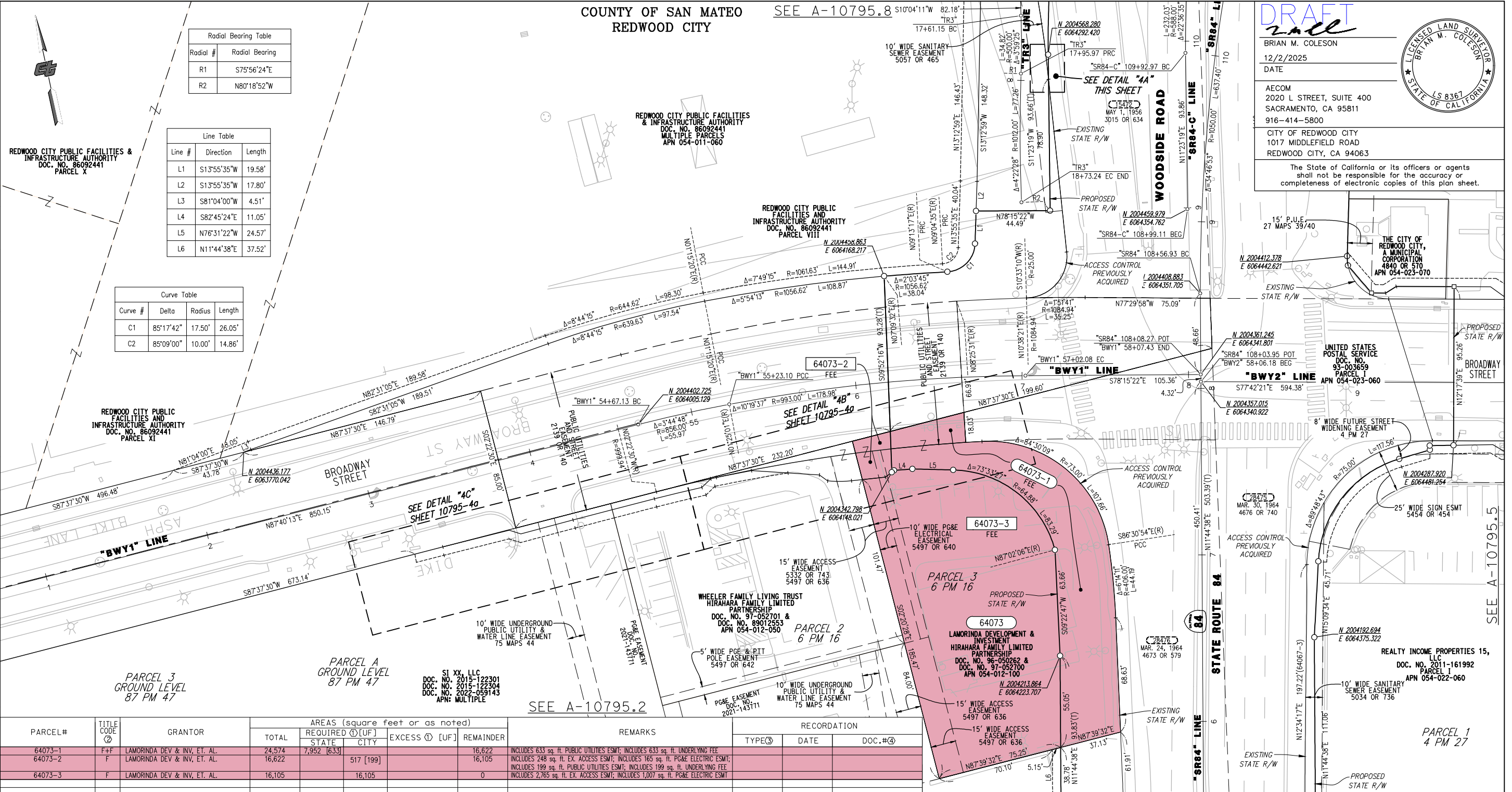
Radial #	Radial Bearing
R1	S75°56'24"E
R2	N80°18'52"W

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'



PARCEL#	TITLE CODE	GRANTOR	TOTAL	AREAS (square feet or as noted)			REMARKS	RECORDATION		
				REQUIRED [UF]	STATE	CITY		EXCESS [UF]	REMAINDER	TYPE
64073-1	F+F	LAMORINDA DEV & INV, ET. AL.	24,574	7,952	6,333		INCLUDES 633 sq. ft. PUBLIC UTILITIES ESM; INCLUDES 633 sq. ft. UNDERLYING FEE			
64073-2	F	LAMORINDA DEV & INV, ET. AL.	16,622			517 [199]	INCLUDES 248 sq. ft. EX. ACCESS ESM; INCLUDES 165 sq. ft. PG&E ELECTRIC ESM; INCLUDES 199 sq. ft. PUBLIC UTILITIES ESM; INCLUDES 199 sq. ft. UNDERLYING FEE			
64073-3	F	LAMORINDA DEV & INV, ET. AL.	16,105			16,105	INCLUDES 2,765 sq. ft. EX. ACCESS ESM; INCLUDES 1,007 sq. ft. PG&E ELECTRIC ESM			

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
T=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

RECORDATION

④ Document of Instrument number

NOTES

Coordinates and bearings are on C65 83 Zone 3, Epoch 2010.00. Distances and stationing are grid distances. Multiply by 1.000950 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 Esm
- Public Utility Easement
- Radial Bearing
- Right of Way
- Sidewalk Easement
- Square Feet
- 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

LPO PROJECT SURVEYOR: J. HARMON

DATE: 3/18/24

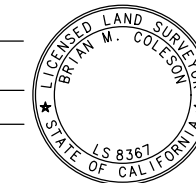
REVISIONS:

- REV 1 - UPDATE TCE EXPIRATION DATE, REVISED SUBPARCELS 64073-1, 64073-2, 64073-3, AND 64084-6. INCORPORATED 85 PM ST. OWNERSHIP UPDATES. ADDED 6 NEW ACCESS CONTROL SUBPARCELS. RENUMBERED 2 TCE SUBPARCELS FOR 6407 AND 6408.
- REV 2 - UPDATED TCE EXPIRATION DATE
- REV 4 - UPDATES TO MULTIPLE ACQUISITION PARCELS

COUNTY OF SAN MATEO
REDWOOD CITY

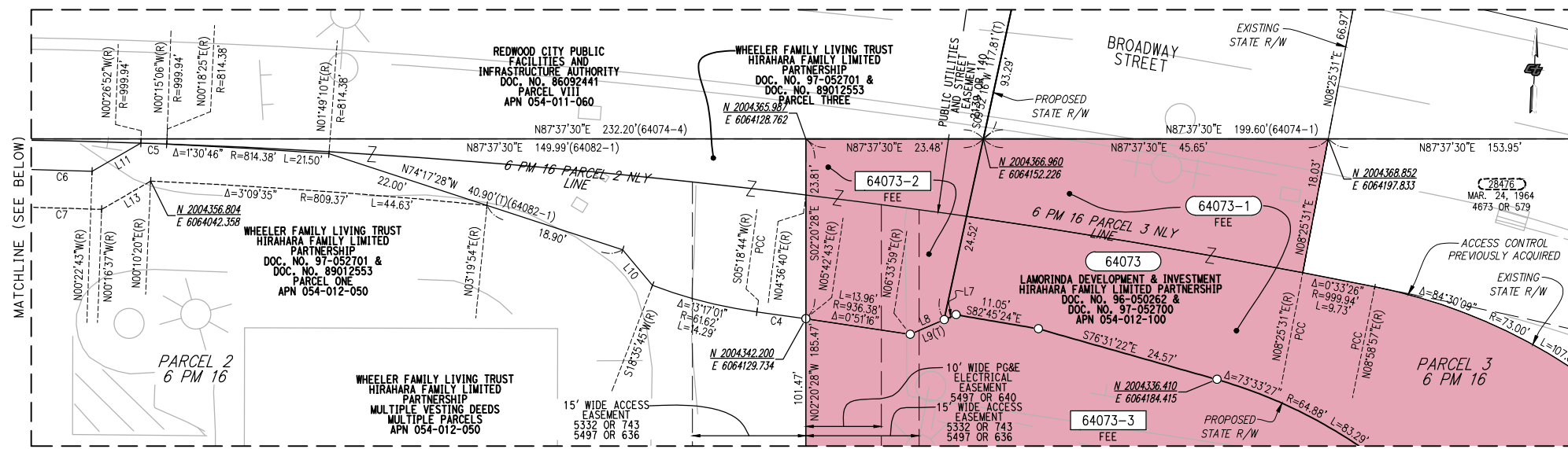
DRAFT

BRIAN M. COLESON
12/2/2025
DATE

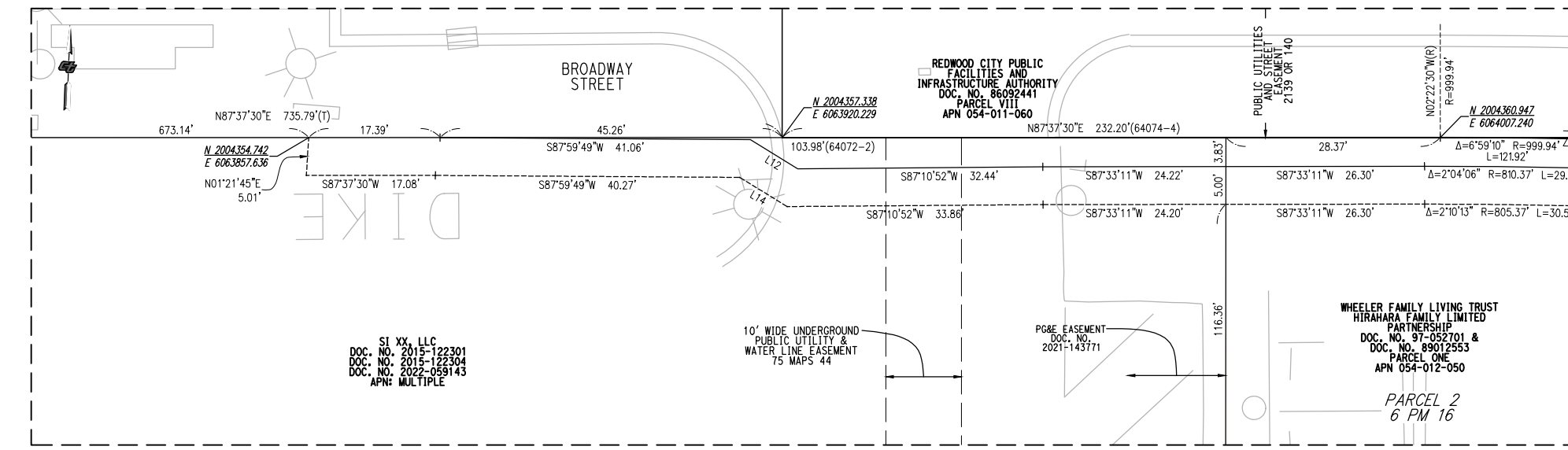


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DETAIL "4B"
SCALE: 1"=10'



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 [UF]	EXCESS [UF]	REMAINDER		TYPE	DATE	DOC.#
64073-1	F+F	LAMORINDA DEV & INV, ET. AL.	24,574	7,952 [633]		16,622	INCLUDES 633 sq. ft. PUBLIC UTILITIES ESM; INCLUDES 633 sq. ft. UNDERLYING FEE			
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64073-3	F	LAMORINDA DEV & INV, ET. AL.	16,105			0	INCLUDES 2,765 sq. ft. EX. ACCESS ESM; INCLUDES 1,007 sq. ft. PG&E ELECTRIC ESM			

GRANTOR NOTES		NOTES	
①	Areas shown do not include underlying fee, unless indicated. A=Acres	Coordinates and bearings are on CGS 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.	
②	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)	LEGEND [Symbol] Access Prohibited [Symbol] Access Opening Point Only [Symbol] Dimension Point Only [Symbol] Access Easement [Symbol] Electric Easement [Symbol] Highway Grant [Symbol] Maintenance Easement [Symbol] Permanent Utility Esm [Symbol] Public Utility Easement [Symbol] Radial Bearing [Symbol] Right of Way [Symbol] Sidewalk Easement [Symbol] Square Feet [Symbol] Street/PUE Easement [Symbol] Total [Symbol] Title to State [Symbol] Title to Others	
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 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

PROJECT ID: 04-14000032

LPO PROJECT SURVEYOR	BY	DATE	REVISIONS	
			DATE	BY
J. HARMON	BMC	6/21/24	REV 2 - UPDATED TCE EXPIRATION DATE	
	BMC	10/7/25	REV 4 - UPDATES TO MULTIPLE ACQUISITION PARCELS	
	BMC	3/18/24	REV 1 - UPDATE TCE EXPI. DATE, REVISED SUBPARCELS 64078-1, 64078-2, 64084-1, AND 64084-6. INCORPORATED 85 PM 57. OWNERSHIP UPDATES. ADDED 6 NEW ACCESS CONTROL SUBPARCELS. RENUMBERED 2 TCE SUBPARCELS FOR 64071 AND 64088.	

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 9th day of February 2026 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
9th day of February 2026.



Elmer Martínez Saballos
Mayor of the City of Redwood City