

RESOLUTION NO. 16390

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

(Harbor View Property LLC, APN 052-392-280, 370, 460, 470, 480)

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 permanent easement for roadway and utility purposes of 8,385 square feet, a temporary construction easement of 4,151 square feet, and a another temporary construction easement of 8,142 square feet located at 19 Seaport Boulevard in Redwood City, California, Assessor's Parcel Number 052-392-280, 370, 460, 470, 480 (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, 1240.150, 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 owner of record to acquire the Subject Property described and depicted in **Exhibit A** (Plat and 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 Harbor View Property 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 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 and depicted in **Exhibit A** (Plat and 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 and depicted in **Exhibit A** (Plat and 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
64078-2

(64078-3)

Exhibit "A"

PARCEL 64078-2

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 410 Bloomquist LLC to Harbor View Property LLC recorded November 17, 2015 as Document No. 2015-120848, Official Records of said County, also being a portion of the parcel as described in the Grant Deed from San Carlos Industrial Enterprises LLC to Harbor View Property LLC recorded April 1, 2016 as Document No. 2016-029201, Official Records of said County, and also being a portion of PARCEL FOUR as described in the Grant Deed from Seaport Campus LLC to Harbor View Property LLC recorded April 1, 2016 as Document No. 2016-029202, 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 Harbor View Property LLC parcels described as follows:

BEGINNING at a point on the easterly line of PARCEL D as shown upon that certain Parcel Map entitled "PARCEL MAP 77-7" filed for record on October 14, 1977 in Volume 39 of Parcel Maps at Page 3, Official Records of said County, shown as "(S 2°56'46" W) 580.83'" on said Parcel Map (South 02°50'07" West for purposes of this description), said easterly line also being the westerly line of PARCEL 3 as described in the Deed from Leslie Salt Company, et al to Southern Pacific Railroad Company, recorded in Book 117 at Page 62, Official Records of said County, lying 38.79 feet from the northeast corner of said PARCEL D; thence along said line common to line to PARCEL D and PARCEL 3, South 02°50'07" West 10.55 feet; thence departing said common line, northwesterly, along the arc of a non-tangent curve to the right, concave to the northeast, to which a radial bearing bears South 57°16'47" West 31.50 feet, through a central angle of 12°44'58", an arc distance of 7.01 feet; thence radially to last said curve, South 70°01'45" West 5.00 feet; thence northwesterly, along the arc of a non-tangent curve to the left, concave to the southwest, to which a radial line bears North 70°01'45" East 18.50 feet, through a central angle of 68°56'35", an arc distance of 22.26 feet; thence tangentially to last said curve, North 88°54'51" West 11.00 feet; thence North 01°05'09" East 0.50 feet; thence North 88°54'51" West 246.54 feet; thence westerly, along the arc of a tangent curve to the right, concave to the north, having a radius of 256.00 feet, through a central angle of 11°49'26", an arc distance of 52.83 feet to a point of reverse curvature; thence westerly, along the arc of a tangent curve to the left, concave to the south, having a radius of 114.00 feet, through a central angle of 12°08'54", an arc distance of 24.17 feet; thence tangentially to last said curve, North 89°14'20" West 35.59 feet; thence North 01°06'02" East 25.01 feet to a point on the northerly line of PARCEL 2 as shown upon that certain Parcel Map entitled "PARCEL MAP 77-8" filed for record on June 7, 1977 in Volume 37 of Parcel Maps at Page 14, Official Records of said County; thence along last said line, South 88°53'58" East 10.00 feet; thence departing last said line, South 01°06'02" West 14.95 feet; thence South 89°14'20" East 25.53 feet; thence easterly, along the arc of a tangent curve to the right, concave to the south, having a radius of 124.00 feet, through a central angle of 12°08'54", an arc distance of 26.29 feet to a point of reverse curvature; thence easterly, along the arc of a tangent curve to the left, concave to the north, having a radius of 246.00 feet, through a central angle of 11°49'26", an arc distance of 50.77 feet; thence tangentially to last said curve, South 88°54'51" East 256.52 feet; thence radially to next said curve, South 00°55'30" East 0.52 feet; thence southeasterly, along the arc of a non-tangent curve to the right, concave to the southwest, to which a

COUNTY OF SAN MATEO
REDWOOD CITY

PARCEL "A"
46 PM 38/39

BUSHMONT COMPANY
6282 OR 122
PENINSULA BUILDING MATERIALS
CO.
DOC. NO. 14809AS
APN 052-392-510

SEE DETAIL "14A"
SHEET A-10795.14a
FOR SUBPARCELS
64077-1, 64077-2,
64084-3, AND 64084-7

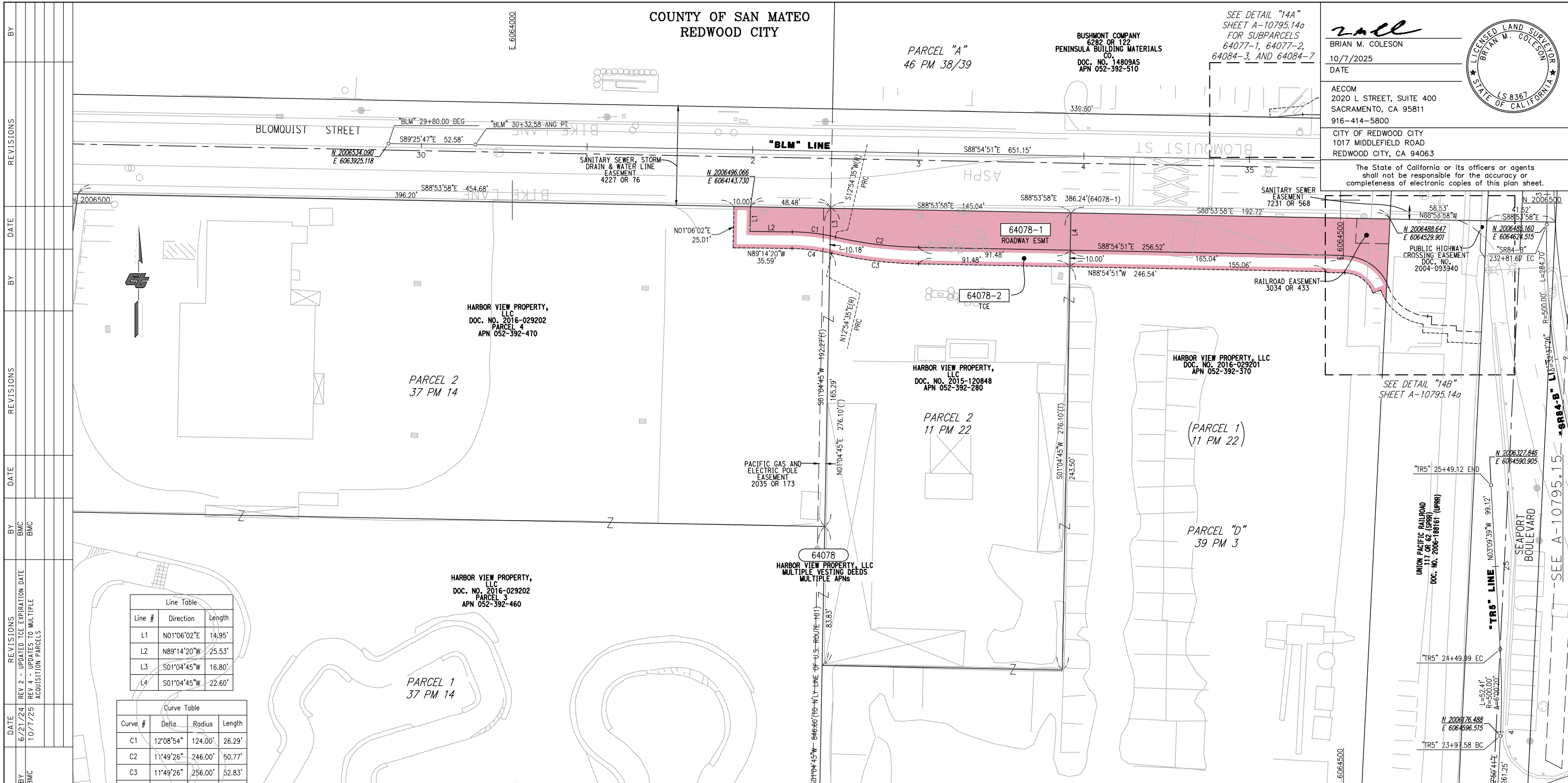
Call
BRIAN M. COLESON
10/7/2025
DATE



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 #	Direction	Length
L1	N01°06'02"E	14.95'
L2	N89°14'20"W	25.53'
L3	S01°04'45"W	16.80'
L4	S01°04'45"W	22.60'

Curve Table

Curve #	Delta	Radius	Length
C1	12°08'54"	124.00'	26.29'
C2	11°49'26"	246.00'	50.77'
C3	11°49'26"	256.00'	52.83'
C4	12°08'54"	114.00'	24.17'

DATE	BY	REVISIONS	LPO PROJECT SURVEYOR: J. HARMON	AREAS (square feet or as noted)				REMARKS	RECORDATION			
				TOTAL	REQUIRED [UF]	EXCESS [UF]	REMAINDER		TYPE	DATE	DOC.#	
6/21/24	BMC	REV 2 - UPDATED TCE EXPIRATION DATE										
10/7/25	BMC	REV 4 - UPDATES TO MULTIPLE ACQUISITION PARCELS										
3/18/24	BMC	REV 1 - UPDATE TCE EXPIRATION 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.	64078-1	E	HARBOR VIEW PROPERTY LLC			8,385 sq. ft. ROADWAY ESMT TO CITY OF REDWOOD CITY				
			64078-2	TCE	HARBOR VIEW PROPERTY LLC			4,151 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 1.000550 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
 - Sq. ft. Square Feet
 - SPUE 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-10795.14

FOR PREVIOUS R/W INFORMATION SEE MAP(S)
H-10795.14

SCALE: 1" = 30'

FEET 0 15 30 60 90

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

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	-	21	26

PROJECT ID: 04-1400032

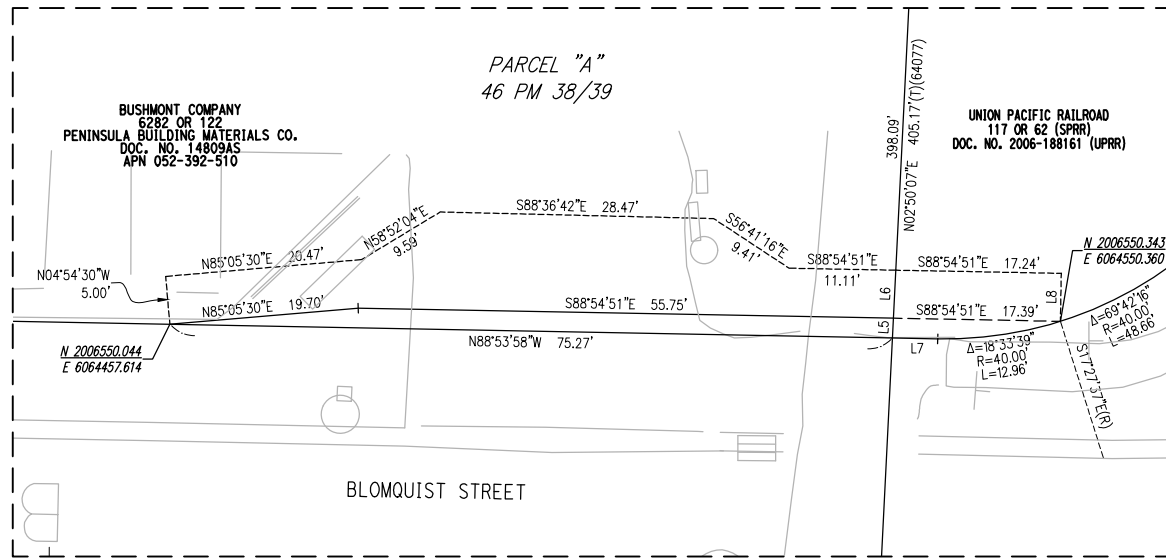
COUNTY OF SAN MATEO
REDWOOD CITY

Call
BRIAN M. COLESON
10/7/2025
DATE

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

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

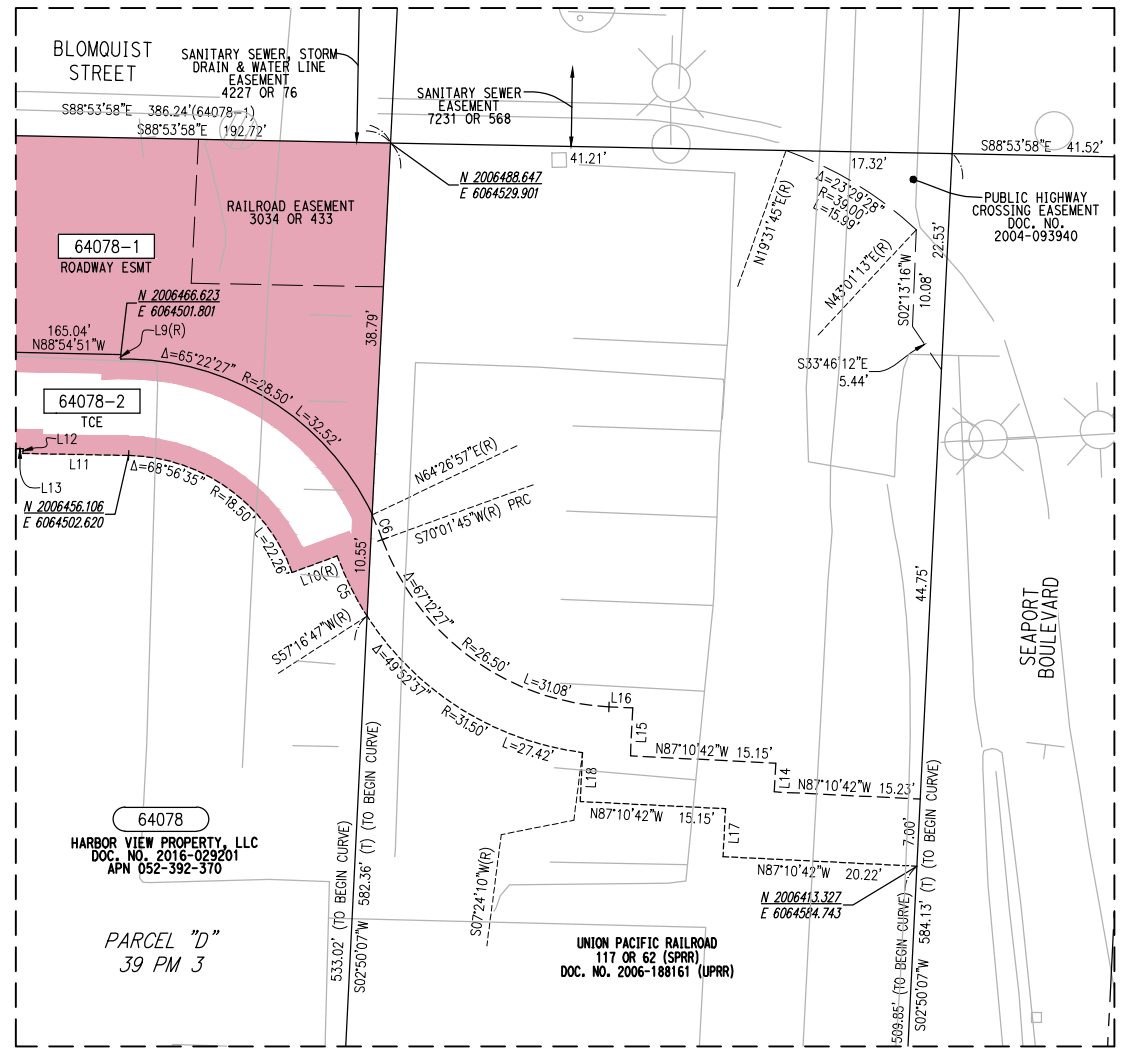
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DETAIL "14A"
SCALE: 1"=10'

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L5	S02°50'07"W	2.08'	L12	N01°05'09"E	0.50'
L6	S02°50'07"W	5.00'	L13	N88°54'51"W	155.06'
L7	N88°53'58"W	4.72'	L14	N02°48'07"E	3.00'
L8	S01°05'09"W	5.00'	L15	N02°46'43"E	5.00'
L9	N00°55'30"W	0.52'	L16	N87°10'42"W	2.48'
L10	N70°01'45"E	5.00'	L17	N02°48'07"E	5.00'
L11	N88°54'51"W	11.00'	L18	N02°46'43"E	5.10'

Curve Table			
Curve #	Delta	Radius	Length
C5	12°44'58"	31.50'	7.01'
C6	5°34'47"	28.50'	2.78'



DETAIL "14B"
SCALE: 1"=10'

DATE	REVISIONS	BY	DATE	REVISIONS	BY
3/18/24	REV 1 - UPDATE TCE EXPIRATION 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.	BMC			
6/21/24	REV 2 - UPDATED TCE EXPIRATION DATE	BMC			
10/7/25	REV 4 - UPDATES TO MULTIPLE ACQUISITION PARCELS	BMC			

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF] STATE	CITY	EXCESS [UF]		REMAINDER	TYPE	DATE
64078-1	F	HARBOR VIEW PROPERTY LLC					8,385 sq. ft. ROADWAY ESMT TO CITY OF REDWOOD CITY			
64078-2	TCE	HARBOR VIEW PROPERTY LLC					4,151 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

GRANTOR NOTES

① Areas shown do not include underlying fee, unless indicated. A=acres

② Indicates Underlying Fee (UF) Area

③ TYPE:
G=Grant deed
E=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
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 1.000950 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 Esmt
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-10795.14a

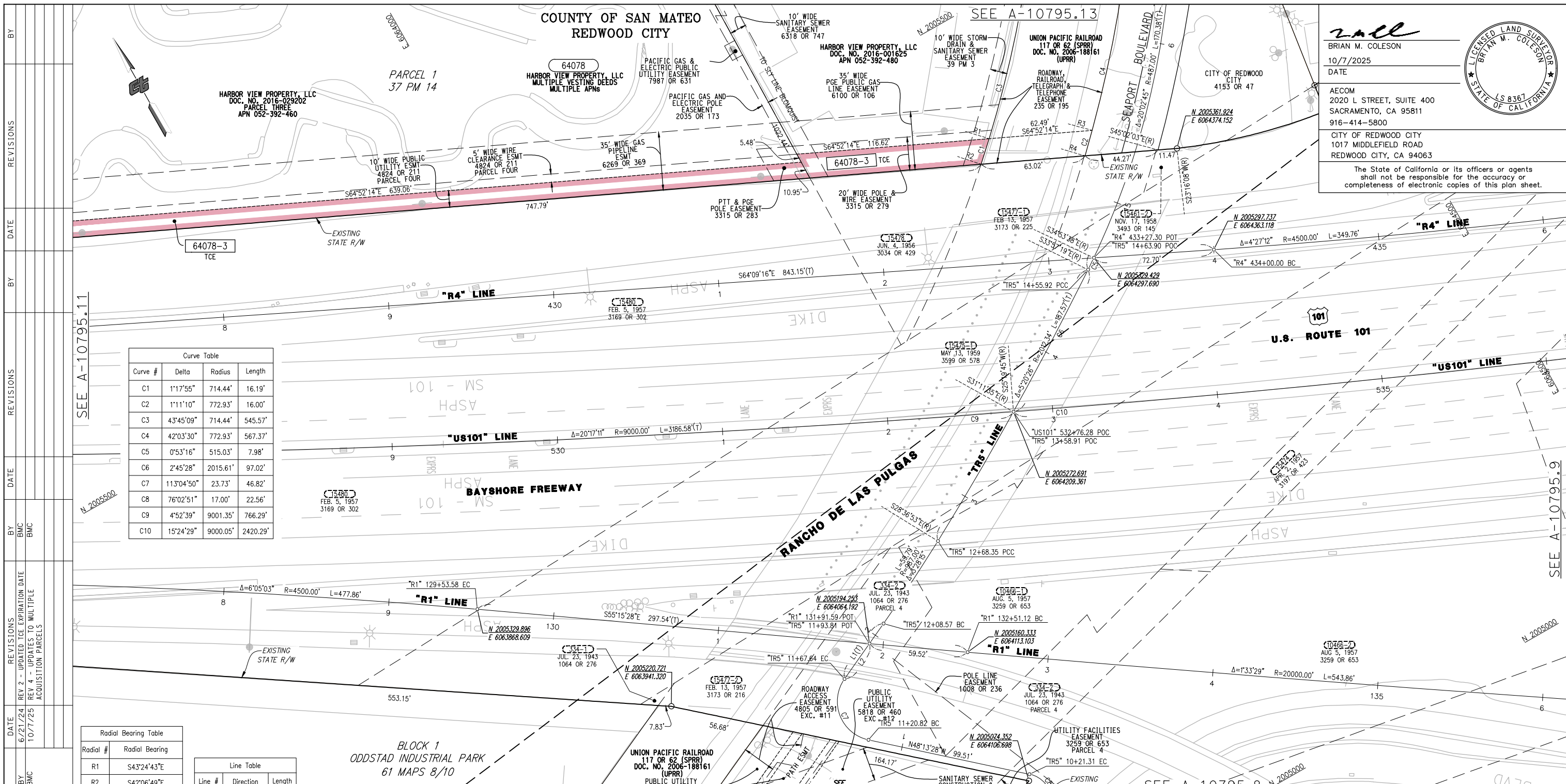
FOR PREVIOUS R/W INFORMATION SEE MAP(S) H-10795.14

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	-	22	26



Call
 BRIAN M. COLESON
 10/7/2025
 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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LICENSED LAND SURVEYOR
 BRIAN M. COLESON
 LS 8367
 STATE OF CALIFORNIA

Curve Table

Curve #	Delta	Radius	Length
C1	1°17'55"	714.44'	16.19'
C2	1°11'10"	772.93'	16.00'
C3	43°45'09"	714.44'	545.57'
C4	42°03'30"	772.93'	567.37'
C5	0°53'16"	515.03'	7.98'
C6	2°45'28"	2015.61'	97.02'
C7	113°04'50"	23.73'	46.82'
C8	76°02'51"	17.00'	22.56'
C9	4°52'39"	9001.35'	766.29'
C10	15°24'29"	9000.05'	2420.29'

Radial Bearing Table

Radial #	Radial Bearing
R1	S43°24'43"E
R2	S42°06'49"E
R3	S45°06'23"E
R4	S43°55'13"E

Line Table

Line #	Direction	Length
L1	N64°51'22"E	40.92'
L2	N64°51'38"E	26.17'

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF] STATE	CITY	EXCESS [UF]		REMAINDER	TYPE	DATE
64078-3	TCE	HARBOR VIEW PROPERTY LLC					8,142 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

GRANTOR NOTES

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- Indicates Underlying Fee (UF) Area
- Indicates Indeterminate UF

LEGEND

Access Rights Only
 F=Easement (Ease)
 E=Easement (Easement)
 TCE=Temp Construction Ease
 T=Other Temp Ease (see Remarks)
 O=Other (see Remarks)

TYPE:
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LEGEND

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 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
 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-10795.12

FOR PREVIOUS R/W INFORMATION SEE MAP(S)
 H-10795.12, R-36.23, R-98.18, 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	-	19	26

PROJECT ID: 04-1400032

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