

Elmer Martínez Saballos, Mayor
Kaia Eakin, Vice Mayor
Isabella Chu, Council Member
Jeff Gee, Council Member
Diane Howard, Council Member
Marcella Padilla, Council Member
Chris Sturken, Council Member



MEETING LOCATION
CITY OF REDWOOD CITY
COUNCIL CHAMBERS
1017 Middlefield Road
Redwood City, CA 94063
www.redwoodcity.org

Virtual via Zoom:
<https://redwoodcity.zoom.us/j/99481825639>
Meeting ID: 994 8182 5639

**JOINT CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY
REGULAR MEETING AGENDA
Monday, February 9, 2026
6:00 PM**

Please turn off all electronic devices before the start of the meeting to prevent disruptions

PURSUANT TO THE RALPH M. BROWN ACT, THIS MEETING WILL BE HELD BOTH IN PERSON AND VIRTUALLY.
To maximize transparency and public access, while the primary meeting takes place at the Redwood City meeting location, members of the public may attend in person at the Redwood City meeting location, or remotely as provided below.

PARTICIPATE IN THE MEETING REMOTELY: City Council meetings are broadcast live to Redwood City residents on Astound Broadband cable Channel 26 and Comcast cable Channel 27, AT&T U-verse Channel 99 and streamed live via the City's website www.redwoodcity.org. Click [HERE](#) to join the meeting by Zoom (**Meeting ID 994 8182 5639**).

PUBLIC COMMENT: All public comments are subject to a 2-minute time limit unless otherwise determined by the Mayor, in accordance with the City Council's Guide to Communications & Business, available [here](#). In-person speakers will be called first, followed by virtual attendees.

To provide public comment via Zoom, Click [HERE](#) to join the meeting by Zoom (**Meeting ID 994 8182 5639**) and use the "Raise Hand" feature to request to speak. You may rename your profile if you wish to remain anonymous.

For dial-in comments, call *67 (669) 900-6833 (your phone number will appear on the live broadcast if *67 is not dialed prior to the phone number), enter **Meeting ID 994 8182 5639** and press *9 to request to speak.

If you wish to submit written public comment, please send an email to the City Council at council@redwoodcity.org. Please indicate the corresponding agenda item number in the subject line of your email. Any public comment regarding agenda items that are received from the publication of the agenda through the meeting date will be made part of the meeting record, but written public comment will not be read aloud during the City Council meeting.

AGENDA MATERIALS:
City Council agenda materials released less than 72 hours prior to the meeting are available to the public at the City Clerk's Office, 1017 Middlefield Road and Redwood City Library, 1044 Middlefield Road, Redwood City, CA 94063, in a public binder at each City Council meeting, and on the City's website at www.redwoodcity.org.

AMERICANS WITH DISABILITIES ACT:
The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to Yessika Castro, City Clerk, at 1017 Middlefield Road, Redwood City, CA 94063 or e-mail address ycaastro@redwoodcity.org including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 24 hours before the meeting.

THE CITY COUNCIL MEETING WILL CONCLUDE BY 11:00 P.M. UNLESS OTHERWISE EXTENDED BY COUNCIL VOTE

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE - Led by Council Member Howard**
4. **NOTIFICATION OF MEETING PARTICIPATION BE TELECONFERENCE DUE TO JUST CAUSE PURSUANT TO GOVERNMENT CODE § 54953.8.3**
5. **PRESENTATIONS/ACKNOWLEDGEMENTS**
 - 5.A. **Recognition of Hassett Ace Hardware employees who assisted during December 15, 2025 incident**
 - 5.B. **Proclamation recognizing American Heart Month**
 - 5.C. **Proclamation recognizing Black History Month**
6. **PUBLIC COMMENT ON THE CONSENT CALENDAR, MATTERS OF COUNCIL INTEREST AND ITEMS NOT ON THE AGENDA**

7. **CONSENT CALENDAR**

Page 7

7.A. **Updated resolution for the Permanent Local Housing Allocation (PLHA) Program**

Recommendation:

Adopt a resolution 1) authorizing the use of funds, totaling \$1,578,714, from the Permanent Local Housing Allocation (PLHA) program for the 2019-2023 funding period, for the City's Affordable Housing Preservation Program; and (2) authorizing the City Manager, or their designee, to execute the PLHA standard agreement, any subsequent amendments or modifications, and other necessary documents related to the PLHA program or the PLHA grant.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.B. **Award of contract to GradeTech Inc. for the Vera Avenue Bicycle Boulevard Project**

Recommendation:

By motion, approve and authorize the City Manager to execute the standard form contract documents and award the contract for the Vera Avenue Bicycle Boulevard Project to Grade Tech, Inc. of Livermore, California for their responsive and responsible low total bid of \$1,637,970, and authorize the City Manager or

the City Manager's designee to increase the contract amount, if necessary, up to 10 percent of the amount awarded, for a total amount not to exceed \$1,801,767.

CEQA:

Categorically Exempt - Class 1. Existing Facilities

7.C. Purchase retractable and fixed bollards for the Broadway Pedestrian Mall Project

Recommendation:

By motion, find that, due to site specific constraints, there is only one reasonable and practicable source for the retractable and static bollard system suitable for the Broadway Pedestrian Mall Project and the contract may be awarded without a competitive bidding process, and approve and authorize the City Manager to execute a purchase agreement with Interllimar Inc., dba Concentric Security (Concentric), for four (4) retractable bollards and six (6) fixed bollards in an amount not to exceed \$439,300, and authorize the City Manager or the City Manager's designee to increase the contract amount, if necessary, up to 10 percent of the contract amount, in an amount not to exceed \$483,230 (requires 5/7 vote).

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.D. Agreement for Services with LifeMoves to provide case management, street outreach, rapid response, and services coordination for people living in encampments

Recommendation:

By motion, approve and authorize the City Manager to execute a two-year Agreement for Services with LifeMoves in the amount of \$1,215,000 to provide case management, street outreach, rapid response, and services coordination for people living in encampments.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.E. Amendment No. 2 to the Agreement for Services with Central Square Technologies, LLC

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 2 to the Agreement for Services with Central Square Technologies, LLC, extending the term to February 25, 2027, and increasing the not-to-exceed amount by \$68,960, for a total not-to-exceed contract amount of \$495,113.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.F. Amendment No. 2 to Professional Services Agreement with TruePoint Solutions LLC to provide a utility billing software for an additional five-year term, with City Manager authority to extend it for two additional one-year terms

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 2 to the Professional Services Agreement with TruePoint Solutions LLC in an amount not to exceed \$335,926 for a five-year term through November 30, 2030 with City Manager authority to extend it for two additional one-year terms in an amount not to exceed \$72,098 for the first extension term and \$73,316 for the second extension term for a total potential aggregate agreement amount not to exceed \$1,248,219 through November 2032.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.G. Approve January 26, 2026 City Council Minutes

7.H. Approve claims and checks from February 9, 2026 to February 23, 2026 and the usual and necessary payments through February 23, 2026

8. PUBLIC HEARINGS

Page 127

8.A. Public Hearing for Resolutions of Necessity for acquisition of real property and temporary construction easements from three properties related to the State Route 84 (Woodside Road) / U.S. 101 Interchange Reimagined Project in the amount of \$6M

Recommendation:

1. Adopt a Resolution of Necessity 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 to acquire portions of the property located at 1050 Broadway (APN 054-023-120); the "LaSalle LP & Zachary Pearlman, TR Property", commonly known as 24-Hour Fitness;

2. Adopt a Resolution of Necessity 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 to acquire the property located at 1201 Broadway (APN 054-012-100); the "Lamorinda Development and

Investment Hirahara Family Limited Partnership Property", commonly known as Denny's restaurant; and

3. Adopt a Resolution of Necessity 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 to acquire portions of the property located at 19 Seaport Boulevard (APN 052-392-280, 370, 460, 470, 480); the "Harbor View Property LLC Property", commonly known as Harbor View.

CEQA:

On December 16, 2016, Caltrans approved an Initial Study with Negative Declaration/Environmental Assessment (ND/EA) for the United States Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project (SCH No. 2016042024). The ND/EA analyzed the environmental impacts of the Project in compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Adoption of the Resolutions of Necessity will not result in any direct or indirect physical impacts and does not constitute a substantial change to the Project such that revisions to the previously approved ND/EA are required. Further, no changes to the Project or its circumstances have occurred nor has new information become available that would require additional environmental review.

9. STAFF REPORTS

Page 192

9.A. Project update and policy direction on levee design elevation for the Redwood Shores Sea Level Rise Protection Project

Recommendation:

By motion:

1. Receive an update on the status of the Redwood Shores Sea Level Rise Protection Project; and
2. Direct staff to proceed with the levee design elevation referred to as the "FEMA + 1" option.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

10. MATTERS OF COUNCIL INTEREST

10.A. City Council Member Report of Meetings and Conferences Attended

10.B. City Council Committee Reports - None

10.C. City Manager (Oral) Update

11.A. Closed session regarding 1) Litigation that has been initiated formally pursuant to California Government Code Section 54956.9(d)(1); and 2) Initiation of litigation pursuant to California Government Code Section 54956.9(d)(4)

SUBJECTS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Closed session regarding litigation that has been initiated formally pursuant to California Government Code Section 54956.9(d)(1):

Name of Case: City of Fresno et al. v. Scott Turner et al., U.S. District for the Northern District of California, Case No. 3:25-cv-07070-RS

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Closed session regarding initiation of litigation pursuant to California Government Code Section 54956.9(d)(4): 1 case.

12. ADJOURNMENT - The next City Council meeting is scheduled for February 23, 2026



STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 9, 2026

SUBJECT

Updated resolution for the Permanent Local Housing Allocation (PLHA) Program

SUMMARY

The Permanent Local Housing Allocation (PLHA) Program is a permanent source of funding for affordable housing from the State of California, of which the City is an entitlement grantee. In 2020, the City approved a resolution (PLHA Resolution) authorizing the receipt of PLHA funds and a five-year plan which detailed how funds would be spent including allocating funds from years 2-5 to the Affordable Housing Preservation Program (HPP).

The City has already received PLHA funds for years 1 and 2, but in order to receive funds for years 3 through 5, the City must provide an updated resolution that shows the exact amount of PLHA funds that will be committed to the HPP. Additionally, the updated resolution now clarifies that it is the City Manager or their designee, and not a specific individual, that is authorized to execute all documents related to the PLHA program.

RECOMMENDATION

Adopt a resolution 1) authorizing the use of funds, totaling \$1,578,714, from the Permanent Local Housing Allocation (PLHA) program for the 2019-2023 funding period, for the City's Affordable Housing Preservation Program; and (2) authorizing the City Manager, or their designee, to execute the PLHA standard agreement, any subsequent amendments or modifications, and other necessary documents related to the PLHA program or the PLHA grant.

STRATEGIC PLAN GUIDING PRINCIPLE

Housing

BACKGROUND

Senate Bill 2 (SB2), the Building Homes and Job Act, was enacted in 2017 and created a permanent source of funding for affordable housing known as the Permanent Local Housing Allocation (PLHA) program. Most of the PLHA funding is allocated to local jurisdictions, as entitlement grants, based on the same allocation formula as the Community Development Block Grant (CDBG) program. The City is an entitlement grantee. This is a flexible funding source that can be used for a wide range of activities from increasing the housing supply to providing supportive services.

On February 26, 2020, the California Department of Housing and Community Development (HCD) issued a Notice of Funding Availability (NOFA) for the PLHA Program. The PLHA application required the City to develop a five-year plan to allocate funding. On [July 13, 2020](#), the City Council approved [Resolution No. 15864 \(“PLHA Resolution”\)](#) which approved the City’s [five-year PLHA Plan](#) and authorized the City to receive a PLHA grant of \$2,086,314. The City’s PLHA Standard Agreement was approved by HCD on April 22, 2021 and amended in 2022, 2023, and 2024.

On [June 27, 2022](#), the City Council adopted the [Anti-Displacement Strategy \(“ADS”\)](#), a set of housing policy recommendations to address the housing needs of Redwood City residents most at-risk of displacement due to rising housing costs and limited supply of housing stock affordable to lower-income households. One of the recommendations in the ADS was the creation of the [Affordable Housing Preservation Program \(“HPP”\)](#), an over-the-counter program accessible to developers to help finance preservation of unsubsidized affordable housing in the City. The ADS recommended the use of PLHA along with other funding sources to fund the HPP and the five-year PLHA plan specifies that years 2-5 PLHA funds are intended to be used for the preservation of unsubsidized affordable housing.

On [July 24, 2023](#), via [resolution 16166 \(“HPP Resolution”\)](#), the City Council established the HPP. However, the HPP Resolution only appropriated the use of funds from the Prohousing Incentive Program (PIP) and affordable housing impact fees, as PLHA funds were already appropriated to the HPP through the City’s annual budget adoption process.

ANALYSIS

Commitment of PLHA funds to the Housing Preservation Program

The City has already received funds for years 1 and 2 for the 2019-2023 funding period. In order for the City to request PLHA funds for years 3 through 5, HCD is requesting that the City provide an updated resolution that specifically commits PLHA funds to the HPP. Table 1 below shows the City’s award amount for years 2 through 5, and the overall amount of \$1,578,713.15 in PLHA funds that the City is committing to the HPP.

Table 1

PLHA Funding Per Grant Year Committed to the Housing Preservation Program	
Grant Year	Amount
Year 2 (2020)	\$513,440
Year 3 (2021)	\$565,025
Year 4 (2022)	\$283,191.20
Year 5 (2023)	\$217,056.95
Total	\$1,578,713.15

Update of execution authority

The original PLHA resolution specifically named former City Manager, Melissa Stevenson Diaz, or her designee, as the individual authorized to execute the PLHA-related documents. In order for the current or any future City Managers to have the authority to execute documents related to the PLHA Program, the attached resolution (Attachment A) clarifies that it is the City Manager, or their designee, authorized to execute the PLHA-related documents and take all necessary actions.

Future PLHA funding

HCD has not yet released the NOFA for the next five-year funding cycle. Once the NOFA is released, staff will work on preparation of the next five-year PLHA plan and application

EQUITY IMPACT STATEMENT

All City actions are assessed for impact. Because this item is on the consent calendar, this section indicates assessment process, not findings. The anticipated impact of this policy, program, or action has been assessed in the following ways:

- Conducted community engagement with the population(s) most affected by this action
- Reviewed from similar or relevant past program or policy in Redwood City

FISCAL IMPACT

The PLHA funds that are being committed to the HPP have already been appropriated through the City’s annual budgeting process. This resolution simply clarifies the commitment of PLHA funds to the HPP and there is no additional fiscal impact. There is no impact to the General Fund.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

1. The City Council may choose not to approve the updated PLHA resolution, however this could impact the City’s ability to receive \$1,121,340 (years 3-5) in PLHA funding.
2. The City Council may request modifications to the updated PLHA resolution.

ATTACHMENTS

Attachment A – Updated resolution for the Permanent Local Housing Allocation (PLHA) Program

REPORT PREPARED BY:

Victor Gaitan, Housing Management Analyst
vgaitan@redwoodcity.org
(650) 780-7303

APPROVED BY:

Patrick Heisinger, City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY 1) AUTHORIZING THE USE OF FUNDS, TOTALING \$1,578,713.15 FROM THE PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PROGRAM FOR THE 2019-2023 FUNDING PERIOD, FOR THE CITY'S AFFORDABLE HOUSING PRESERVATION PROGRAM; AND 2) AUTHORIZING THE CITY MANAGER OR THEIR DESIGNEE TO EXECUTE THE PLHA STANDARD AGREEMENT, ANY SUBSEQUENT AMENDMENTS OR MODIFICATIONS, AND OTHER NECESSARY DOCUMENTS RELATED TO THE PLHA PROGRAM OR THE PLHA GRANT

WHEREAS, the State of California (the "State"), Department of Housing and Community Development ("Department") is authorized to provide up to \$195 million under the SB 2 Permanent Local Housing Allocation ("PLHA") Program Formula Component from the Building Homes and Jobs Trust Fund for assistance to Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2), as amended); and

WHEREAS, the Department issued Permanent Local Housing Allocation Final Guidelines ("PLHA Program Guidelines") in October 2019; and

WHEREAS, the Department issued a Notice of Funding Availability ("NOFA") dated February 26, 2020, under the PLHA Program; and

WHEREAS, the City of Redwood City, a California charter city and municipal corporation ("City" or "Applicant"), is an eligible local government that has applied for PLHA program funds to administer one or more eligible activities; and

WHEREAS, the Department approved an amount of \$2,086,314 of PLHA funding formula allocations for the City, as stated in appendix C of the NOFA, subject to the terms and conditions of the PLHA Program Guidelines, NOFA, Program requirements, the Standard Agreement, and other contracts between the Department and City; and

WHEREAS, on July 13, 2020, the City Council approved Resolution No. 15864 ("PLHA Resolution"), which approved and adopted the City's five-year PLHA Plan for the funding period 2019-2023 and authorized the City to receive a PLHA grant and execute necessary grant documents; and

WHEREAS, the City's PLHA Standard Agreement was approved by the Department on April 22, 2021, the first amendment to the Standard Agreement was approved by the Department on August 11, 2022, the second amendment to the Standard Agreement was approved by the Department on May 4, 2023, and the third amendment to the Standard Agreement was approved by the Department on October 4, 2024; and

WHEREAS, the PLHA Resolution specifically named Melissa Stevenson Diaz as the individual authorized to execute the PLHA Program Application, the PLHA Standard Agreement, and any subsequent amendments thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to the Applicant, as the Department may deem appropriate; and

WHEREAS, the City would like to update that it is the City Manager, or their designee, that is the individual authorized to execute the PLHA Standard Agreement, and any subsequent amendments thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to the Applicant, as the Department may deem appropriate; and

WHEREAS, on June 27, 2022, the City Council adopted the Anti-Displacement Strategy (“ADS”), a set of housing policy recommendations to address the housing needs of Redwood City residents most at-risk of displacement due to rising housing costs and limited supply of housing stock affordable to lower-income households; and

WHEREAS, one of the ADS recommendations was the creation of the Affordable Housing Preservation Program (“HPP”), an over-the-counter, local program accessible to developers to help finance preservation of unsubsidized affordable housing in the City; and

WHEREAS, the ADS recommends use of three funding sources to support the initial round of HPP funding: PLHA, the Former Redevelopment Agency/Low-Moderate Income Housing Fund (RDA/LMIHF); and the Affordable Housing Impact Fee Fund (AHIF); and

WHEREAS, the approved five-year PLHA Plan outlines that PLHA funds for years 2 through 5 of the 2019-2023 funding period are intended to be used for the preservation of unsubsidized affordable housing; and

WHEREAS, on July 24, 2023, via resolution 16166 (“HPP Resolution”), the City Council established the HPP and took other actions related to administration of the HPP; and

WHEREAS, the HPP Resolution only appropriated the use of funds from the Prohousing Incentive Program (“PIP) and AHIF funding sources, as PLHA funds were appropriated to the HPP through the City’s annual budget adoption process; and

WHEREAS, as requested by the Department, the City Council, by this resolution, seeks to appropriate PLHA funds for years 2 through 5 of the 2019-2023 funding period, totaling \$1,578,713.15, to the HPP.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

1. The following stated amounts from the PLHA Program are hereby appropriated for use for the Affordable Housing Preservation Program:

PLHA Amount Per Grant Year	
Grant Year	Award Amount
Year 2 (2020)	\$513,440
Year 3 (2021)	\$565,025
Year 4 (2022)	\$283,191.20
Year 5 (2023)	\$217,056.95
Total	\$1,578,713.15

2. City represents and certifies that it will use all PLHA funds in a manner consistent and in compliance with all applicable state and federal statutes, rules, regulations, and laws, including without limitation all rules and laws regarding the PLHA Program, as well as any and all contracts the City may have with the Department.

3. The City hereby agrees to use the PLHA funds for eligible activities as approved by the Department and in accordance with all Program requirements, Guidelines, and other rules and laws, as well as in a manner consistent and in compliance with the Standard Agreement and other contracts between the City and the Department.

4. The City certifies that it has or will subgrant some or all of its PLHA funds to another entity or entities. Pursuant to Guidelines Section 302(c)(3), "entity" means a housing developer or program operator but does not mean an administering local government to whom a local government may delegate PLHA allocation.

5. The City certifies that its selection process of these subgrantees was or will be accessible to the public and avoided or shall avoid any conflicts of interest.

6. Pursuant to the City's certification in this resolution, the PLHA funds will be expended only for eligible Activities and consistent with all program requirements.

7. The City certifies that, if funds are used for the acquisition, construction or rehabilitation of for-sale housing projects or units within for-sale housing projects, the grantee shall record a deed restriction against the property that will ensure compliance with one of the requirements stated in Guidelines Section 302(c)(6)(A), (B) and (C).

8. The City certifies that, if funds are used for the development of an Affordable Rental Housing Development, the local government shall make PLHA assistance in the form of a low-interest, deferred loan to the sponsor of the project, and such loan shall be evidenced through a Promissory Note secured by a Deed of Trust and a Regulatory Agreement shall restrict the occupancy and rents in accordance with a local government approved underwriting of the Project for a term of at least 55 years.

9. The City shall be subject to the terms and conditions as specified in the Standard Agreement, the PLHA Program Guidelines, and any other applicable SB 2 Guidelines published by the Department.

10. The City Manager or their designee is authorized to execute the PLHA Standard Agreement, any subsequent amendments or modifications thereto, as well as any other documents which are related to the Program or the PLHA grant awarded to the City, as the Department may deem appropriate, and to take all actions necessary to complete this transaction.

11. This Resolution shall be effective immediately upon adoption.

* * *



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 9, 2026

SUBJECT

Award of contract to GradeTech Inc. for the Vera Avenue Bicycle Boulevard Project

SUMMARY

The goal of the Vera Avenue Bicycle Boulevard Project is to promote pedestrian and bicycle safety and create a low-stress bicycle corridor from El Camino Real to Alameda de las Pulgas. This project removes the existing quick-build material and, consistent with the Citywide Transportation Plan and significant community feedback for the final design, makes the project permanent by installing bicycle boulevard pavement markings and signage, concrete sidewalks, curb ramps, permanent traffic circles, asphalt speed cushions, and pavement slurry seal. This is a fully budgeted project with significant grant funding.

RECOMMENDATION

By motion, approve and authorize the City Manager to execute the standard form contract documents and award the contract for the Vera Avenue Bicycle Boulevard Project to Grade Tech, Inc. of Livermore, California for their responsive and responsible low total bid of \$1,637,970, and authorize the City Manager or the City Manager's designee to increase the contract amount, if necessary, up to 10 percent of the amount awarded, for a total amount not to exceed \$1,801,767.

STRATEGIC PLAN GUIDING PRINCIPLE

Transportation

BACKGROUND

Vera Avenue runs east to west from El Camino Real to one block west of Alameda de las Pulgas. Redwood City Moves, the Citywide Transportation Plan, identified Vera Avenue as a segment of the bicycle backbone network. After the Redwood City School District combined elementary school sites in 2019, the City focused on making Vera Avenue safer for walking and biking, especially for students traveling to nearby schools like Roosevelt Elementary School. The eastern portion of Vera Avenue is located within MTC’s Communities of Concern Area¹, so these improvements directly benefit disadvantaged communities. Visitors and neighbors of Red Morton Park facilities and Community Center will also benefit from the project’s traffic calming and bicycle improvements.

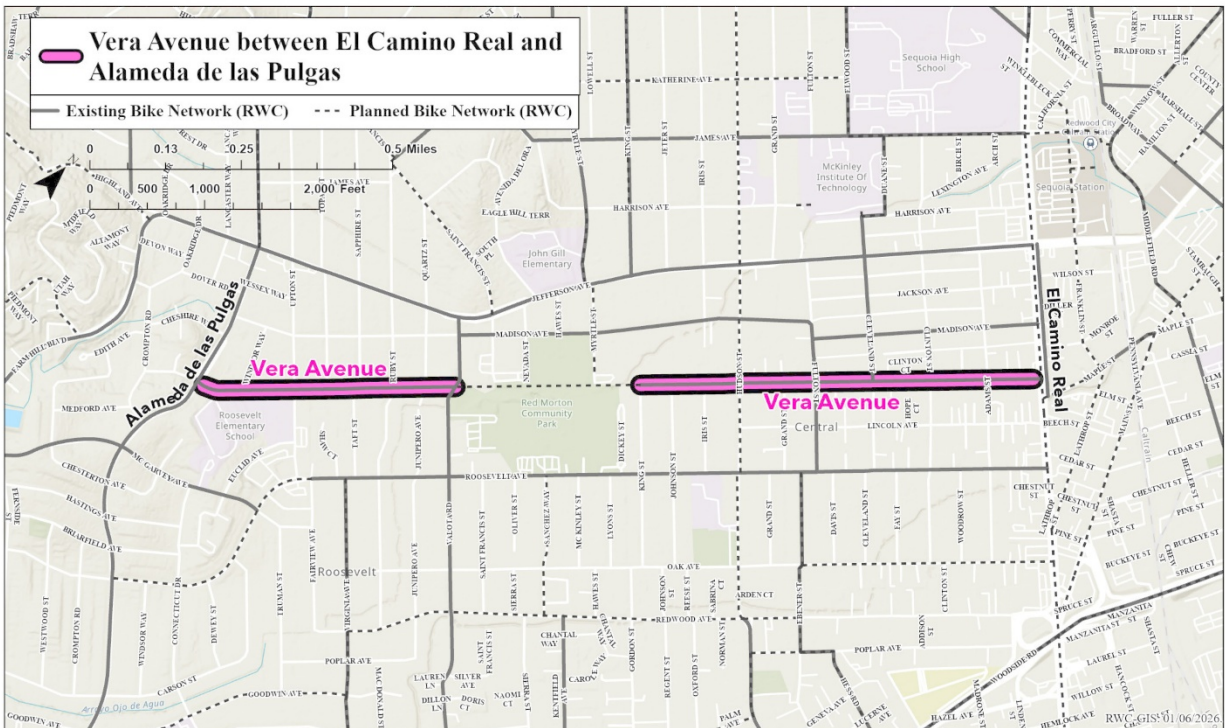


Figure 1: Project Location Map

A bicycle boulevard is a neighborhood street designed to make biking safer and more comfortable. These streets have low vehicle volume and speed and are designed to prioritize people biking through the corridor. Bicycle boulevards use signs, pavement markings, and speed and volume management measures to discourage cut-through traffic while allowing motor vehicle traffic².

In 2022, the City received a grant through the State’s Transportation Development Act (TDA) 3 Program to implement a pilot bicycle boulevard on Vera Avenue between El Camino Real and Alameda de las Pulgas with quick-build materials. After the pilot was installed, the City surveyed nearby residents, and

¹ Metropolitan Transportation Commission (MTC).

² National Association of City Transportation Officials (NACTO).

the results showed strong community support for making the bicycle boulevard permanent.

In 2022, the City received a grant through the San Mateo County Transportation Authority’s (TA) Measure A/W Cycle 6 Bicycle and Pedestrian Program to complete community outreach and 100 percent engineering design for a permanent bicycle boulevard on Vera Avenue. In 2025, the City received another grant through Measure A/W Cycle 7 Bicycle and Pedestrian Program for construction of the project.

Implementation of the Vera Avenue Bicycle Boulevard Project, combined with future traffic calming and bicycle projects on Madison Avenue, El Camino Real, Maple Street, etc., will create a connected bicycle network between western Redwood City and downtown, consistent with the City Transportation Plan.

ANALYSIS

In August 2024, the City held a community meeting to receive neighborhood residents’ feedback on the quick-build project performance and any needed modifications for the permanent project. The final design for the permanent project incorporates that feedback.

The project scope includes installation of traffic circles, bicycle boulevard pavement markings and signage, and bicycle crossings at the intersection of Vera Avenue at Hudson Street. This scope has Americans with Disabilities Act (ADA) requirements for improved ADA curb ramps at intersections with crosswalks. The project implements a pavement slurry seal on Vera Avenue between El Camino Real and Hudson Street, and between Valota Avenue and Alameda de las Pulgas. The section between Hudson Street and King Street will be repaved after a planned sewer replacement project on this segment is complete.

The engineer's base estimate for this project is \$2,062,100.

Bid Analysis

On January 8, 2026, the bid opening for the Vera Avenue Bike Boulevard Project was held virtually. Six bids were received. The bid amounts are summarized in Table 1, below.

Table 1: Bid Summary	
Bidder (Lowest to highest)	Total Base Bid Amount
GradeTech, Inc.	\$1,637,969.53
Interstate Grading & Paving, Inc.	\$1,967,790.00
Golden Bay Construction, Inc.	\$2,070,333.00
Redgwick Construction Company	\$2,198,475.00
Ray’s Electric	\$2,348,238.00
FBD Vanguard Construction, Inc.	\$2,611,015.00

7.B. - Page 4 of 5

As mandated by Municipal Code section 2.64.2.C, the lowest responsive and responsible bidder shall be awarded the contract. The low bid was determined based on the total base bid. The low bid of \$1,637,969.53 was submitted by GradeTech, Inc. It is 20 percent lower than the engineer's base estimate of \$2,062,100 for the cost of construction. Based on the bids received, staff believe GradeTech, Inc.'s bid is reasonable and responsive and recommends awarding the contract to GradeTech, Inc.

Construction is anticipated to begin in April 2026 and conclude by November 2026. Notification of the proposed work will be distributed to nearby property owners and occupants, neighborhood associations, and nearby schools in advance of the start of work. Notification strategies will include direct mailers, changeable message signs, temporary No Parking signs, and coordination with the City's communication team.

EQUITY IMPACT

Because this item is on the consent calendar, this section indicates assessment process, not findings. The anticipated impact of this policy, program, or action has been assessed in the following ways:

- Applied a geographic equity index to assess impacts by location; the project is 50 percent within the Equity Priority Communities.
- Conducted community engagement with the population most affected by this action; outreach was focused on the neighborhood residents and affected school community.

FISCAL IMPACT

The Vera Avenue Bicycle Boulevard Project is mainly funded by a Measure A/W grant award of \$1,326,00. The remaining balance of \$725,766 will be funded equally (\$362,883) by SB 1 Pavement Program funds and ADA Transition Plan funds. This project was fully budgeted as of FY 2025-26.

In addition to the contract award amount of \$1,637,970 and a 10 percent contingency of \$163,797, \$250,000 is estimated for construction management and administration and staff time.

Table 2: Construction Budget	
Construction contract amount	\$1,637,970
Contingency (10 percent)	\$163,797
Construction administration	\$250,000
Total construction cost	\$2,051,767

ENVIRONMENTAL REVIEW

On June 27, 2025, the project was filed with San Mateo County Clerk's Office for categorical exemption from the requirements of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section

7.B. - Page 5 of 5

15301 Class 1(c) (Existing Facilities) for the repair and maintenance of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities with no expansion of an existing use, because the proposed improvements will occur on existing streets with no expansion of use.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Construction notices will be given to all properties on Vera Avenue between El Camino Real and Alameda de las Pulgas and also through the posting of construction signs. Special bilingual notice will be prepared and sent to Redwood City School District for potential construction impact on the Roosevelt School drop-off zone on Vera Avenue.

ALTERNATIVES

Alternative 1: The City Council may choose not to award the project to the apparent low-bidder and instead authorize staff to rebid the project while preserving the option to award at a later date. Rebidding would significantly delay the project schedule, increase costs associated with staff time, advertising, and preparation, and could jeopardize previously approved grant funding.

Alternative 2: The City Council may choose to formally reject all bids and direct staff to rebid the project. Rejection of all bids would reset the procurement process, resulting in a significant project delay, additional costs for staff time, advertising, and preparation of rebid documents, and potential risk to approved grant funding.

ATTACHMENTS

None.

REPORT PREPARED BY:

Malahat Owrang, Principal Planner
mowrang@redwoodcity.org
(650) 780-7245

APPROVED BY:

Tanisha Werner, Engineering & Transportation Director
Patrick Heisinger, City Manager



STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 9, 2026

SUBJECT

Purchase retractable and fixed bollards for the Broadway Pedestrian Mall Project

SUMMARY

The purchase and installation of four retractable Heald LTD's EVO bollards and six Gibraltar's fixed bollards will restrict vehicle access to the Broadway Pedestrian Mall between Jefferson Avenue and Main Street, provide access for permitted vehicles, and fit the unique technical and aesthetic criteria for the Pedestrian Mall.

RECOMMENDATION

By motion, find that, due to site specific constraints, there is only one reasonable and practicable source for the retractable and static bollard system suitable for the Broadway Pedestrian Mall Project and the contract may be awarded without a competitive bidding process, and approve and authorize the City Manager to execute a purchase agreement with Interllimar Inc., dba Concentric Security (Concentric), for four (4) retractable bollards and six (6) fixed bollards in an amount not to exceed \$439,300, and authorize the City Manager or the City Manager's designee to increase the contract amount, if necessary, up to 10 percent of the contract amount, in an amount not to exceed \$483,230 (requires 5/7 vote).

STRATEGIC PLAN GUIDING PRINCIPLE

Transportation

BACKGROUND

The City Council approved a pilot project in June 2023 for a pedestrian mall located on the 2000 block of Broadway and along Redwood Creek between the Main Street Parking Lot and Marshall Street Garage. The City Council also directed staff to determine the feasibility of a pedestrian mall in this location.

Because this effort required specialized expertise beyond staff capacity, in September 2023, the City hired Fehr & Peers and Mark Thomas consultants to assist in the feasibility study and design. The project team evaluated existing conditions and conducted outreach to the public, businesses, and property owners. The pilot closure was analyzed and an implementation plan was designed.

On January 8, 2024, the City Council approved Resolution of Intent #16196 to establish a pedestrian mall on the 2000 block of Broadway and along nearby Redwood Creek. Following this meeting, City staff recorded the resolution with San Mateo County and issued notices about the resolution and the public hearing to the tenants and property owners for all addresses adjacent to the project area. Additionally, staff posted signs within the project area displaying the resolution of intent and information about the public hearing.

On April 15, 2024 and May 6, 2024, the City Council held public hearings to discuss the establishment of a pedestrian mall on two segments of Broadway between Main Street and Jefferson Avenue and a third segment on Redwood Creek. Following the public hearings, the City Council adopted a resolution establishing a pedestrian mall on Broadway between Jefferson Avenue and Main Street and on Redwood Creek between the Main Street Parking Lot and the Marshall Garage. They also adopted a resolution approving an appropriation amendment to increase the project budget by \$400,000 for costs associated with the construction of the near-term improvements for the Broadway Pedestrian Mall. The City Council approved near-term improvements, including the full closure of the pedestrian mall to vehicles and installation of new permanent automatic bollards for security and access by City staff and Recology.

Following this approval, staff conducted the planning and design for permanent bollards on Broadway at Jefferson Avenue and at Main Street. Staff designed the bollard system with two retractable bollards and three fixed bollards for the two locations that fit existing underground utilities while maintaining access for permitted vehicles (e.g., emergency vehicles, Recology, City maintenance vehicles).

The proposed purchase agreement is for the procurement of the recommended bollard system based on the design requirements.

ANALYSIS

The recommended bollard system will consist of two retractable bollards that will retract below ground and three fixed bollards at each location. This system will provide an approximately 14-foot wide drive lane for permitted vehicles and restrict access when appropriate.

To the City’s understanding, there is only one vendor with reputable experience on public street closures in the United States that a bollard system with a 40-mph crash rating. Heald LTD distributes its EVO Operable Bollard, and Gibraltar distributes and installs its fixed bollards through Concentric..

If approved, the City will purchase four EVO retractable bollards and six fixed bollards immediately. The estimated lead time to deliver the system is approximately three months. Public Works Services Department will prepare the site by excavating the area for the bollards and installing reinforced concrete per the manufacturer’s direction for footings for both fixed and retractable bollards, and will install the fixed bollards. The City’s on-call electrical services vendor, Cal-West, will install all the electrical conduits; Concentric will install the retractable bollards and other accessories (e.g., keypad, wiring), and test the retractable bollards.

EQUITY IMPACT

All City actions are assessed for impact. Because this item is on the consent calendar, this section indicates the assessment process, not findings. The anticipated impact of this policy, program, or action has been assessed in the following ways:

- Conducted community engagement with the population(s) most affected by this action
- Reviewed from similar or relevant past programs or policies in Redwood City

FISCAL IMPACT

This project has no anticipated impact to the General Fund. Within the Parking Fund (Fund 681), the Broadway Pedestrian Mall Project (program 85132) has approximately \$791,000 available budget, including for the purchase and installation of this bollard system. The total estimated cost for purchase and installation is \$520,000. The proposed purchase is not expected to exceed \$450,000. The Public Works Services Department will need approximately \$50,000 in staff labor for the preparation of the area for the installation of the bollards. The City’s electrical contractor will require approximately \$20,000 to complete the electrical connections needed.

Table 1: Estimated Project Costs	
Bollards purchase and installation	\$450,000
Site preparation	\$50,000
Electrical connections	\$20,000
Total estimated project cost	\$520,000

ENVIRONMENTAL REVIEW

This activity is not a project under the California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Construction noticing will be given to all businesses on Broadway between Jefferson Avenue and Main Street, through posting of construction signs, and through social media.

ALTERNATIVES

Alternative 1: The City Council may choose not to approve the sole-source purchase and instead direct staff to investigate alternative traffic barriers to restrict vehicle entry. This would result in a significant delay in completing the project, or could require that the project be abandoned, as the above-mentioned bollard systems fit the unique technical and aesthetic criteria for Broadway Pedestrian Mall.

Alternative 2: The City Council may choose not to approve the sole-source purchase of bollards and direct staff to find alternative means to restrict access to the pedestrian mall. This would likely delay the permanent closure and may result in the area being less desirable for pedestrians and permitted vehicles.

ATTACHMENTS

Attachment A – Project Location Map
Attachment B – Purchase Agreement

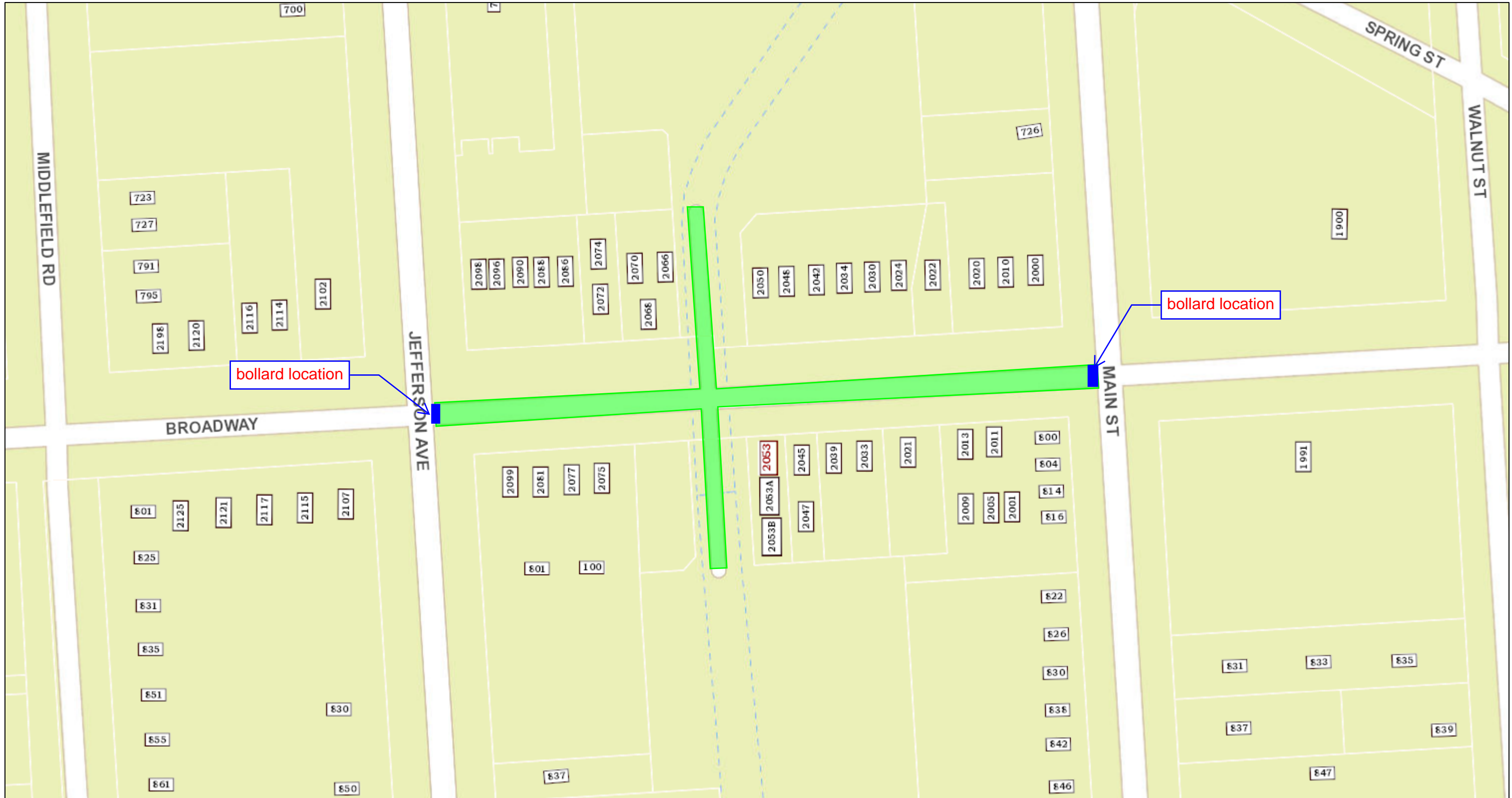
REPORT PREPARED BY:

Erik Zhen, Associate Engineer
ezhen@redwoodcity.org
(650) 208-6068

APPROVED BY:

Tanisha Werner, Engineering & Transportation Director
Patrick Heisinger, City Manager

Broadway Pedestrian Mall



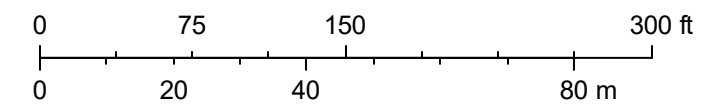
bollard location

bollard location

November 7, 2025

Broadway Pedestrian Mall

1:1,128



RWC-GIS

**PURCHASE AGREEMENT
FOR GOODS, COMMODITIES, AND SERVICES**

This Purchase Agreement for goods, commodities and services (“Purchase Agreement”) is made and entered into as of _____, 2026, (the “Effective Date”) by and between Intellimar Inc. dba Concentric Security, a Maryland corporation (“Vendor”), and the City of Redwood City, a California charter city and municipal corporation (“City”). City and Vendor are sometimes referred to hereinafter individually as “Party” and collectively as “Parties.”

RECITALS

A. Vendor is the authorized distributor of Heald LTD’s EVO bollards and Gibraltar’s Fixed bollards.

B. The City Council of Redwood City approved City’s purchase of (4) retractable Heald LTD’s EVO Bollards and (6) Gibraltar’s fixed bollards from Vendor on _____, 2026.

C. City now desires to purchase the agreed upon goods and services from Vendor pursuant to the terms and conditions of this Purchase Agreement.

NOW THEREFORE, in consideration of the faithful performance of the terms and conditions set forth in this Purchase Agreement, the Parties hereto agree as follows:

1. Purchase of Goods and Services. City agrees to purchase, and Vendor agrees to sell, the goods (“Goods”) and to provide any services related to the installation or delivery of the Goods (“Services”) set forth in Exhibit “A” to this Purchase Agreement. The Goods will be in compliance with all of the standards and specifications set forth in the Exhibit “A” Scope of Work, and the Services will be provided in a manner consistent with that level of care and skill ordinarily exercised by members in the same profession, practicing in the same locality under similar conditions. In the event of any conflict, the order of precedent will be as follows: (i) Scope of Work; and (ii) specifications set forth in this Purchase Agreement. There will be no substitution of Goods or Services without the prior written authorization of City.

2. Delivery Date. The Goods must be shipped and must arrive at the destination specified in Section 16 of this Purchase Agreement or as otherwise specified by City. Services must be provided by Vendor by the request date specified by City (“Required Delivery Date”). Any failure by Vendor to meet the Required Delivery Date will constitute a material default of this Purchase Agreement and City may cancel any Goods not delivered in a timely manner without liability. Vendor must notify City immediately if Vendor reasonably believes Vendor will not be able to meet the Required Delivery Date for any reason and provide City with a schedule that Vendor reasonably believes it will be able to meet. It is within City’s discretion whether it will accept the revised schedule.

3. Purchase Price. The purchase price for the Goods and Services will be Four Hundred Thirty-Nine Thousand Three Hundred Dollars (\$439,300.00) made in four installments pursuant to a City purchase order made out to Vendor. Payment will be due forty-five (45) days from City's receipt of an invoice for the Goods and Services, provided that Vendor will not invoice City until Goods have been delivered and accepted in accordance with the terms of the Purchase Agreement. Vendor represents that the prices quoted to or paid by City will not exceed current prices charged to any other customer by Vendor on the Effective Date for items that are the same or substantially similar to the Goods, taking into consideration the quantity under consideration. Vendor will immediately refund any amounts paid by City in excess of such current prices. Unless otherwise noted in this Agreement, the purchase price will include all shipping and delivery costs.

4. Cancellation and Termination. City may terminate or cancel this Purchase Agreement, or any portion thereof, at any time prior to delivery, with or without cause, by giving Vendor written notice. Cancellation or termination will become effective immediately upon the giving of notice by personal delivery or mail. If Vendor breaches the Purchase Agreement, City may terminate the Purchase Agreement immediately without notice, may reduce payment to Vendor in the amount necessary to offset City's resulting damages, may procure substitute goods or services at Vendor's expense, and/or may pursue any other available recourse against Vendor. Upon termination of this Purchase Agreement by City for any reason, City may require Vendor to provide all finished or unfinished goods, documents, data, diagrams, drawings, materials or other matter prepared or built by Vendor in connection with its performance of this Purchase Agreement. Upon termination of this Purchase Agreement by City for any reason, City will pay only for Goods or Services ordered and accepted by City. Any payments made in advance will be returned to City on a prorated basis. Vendor may not terminate this Purchase Agreement except for cause.

5. Delivery Risk of Loss. All orders will be F.O.B. destination if not otherwise specified. Risk of loss or damage to the Goods will remain with Vendor until the Goods have been delivered to and accepted by City. All Goods will be received by City subject to its right of inspection, rejection, and revocation of acceptance under the Uniform Commercial Code. City will be allowed a reasonable period of time to inspect the Goods and to notify Vendor of any nonconformance with the terms and conditions of the specifications. City may reject any Goods that do not conform to the terms and conditions of the Bid Documents. City may return any rejected Goods to Vendor at Vendor's risk and expense.

6. Force Majeure. City may delay delivery or acceptance of Goods and Services occasioned by causes beyond its control. Vendor will hold such Goods and Services at the direction of City and will deliver/perform them when the cause affecting the delay has been removed.

7. Invoices. Vendor must mail an invoice to City at the address specified in Section 16 of this Purchase Agreement no later than the 5th day after delivery and

acceptance by City. Vendor must issue separate invoices for each shipment made pursuant to this Purchase Agreement. Invoices must contain a description of Goods and Services, unit price, quantities billed, extended totals, and applicable taxes as set forth in Section 9 of this Purchase Agreement.

8. Packing and Shipping. Deliveries must be made as specified, without charge for boxing, crating or storage unless otherwise specified. Goods must be suitably packed to secure lowest transportation costs and, in accordance with the requirements of common carriers, in a manner to assure against damage from weather or transportation. Packing lists specifying the quantity and description of the Goods must accompany each box or packing shipment. City's count or weight will be final and conclusive on shipments not accompanied by packing lists. Shipments for two or more destinations when so directed by City will be shipped in separate boxes or containers for each destination, at no charge.

9. Taxes. Vendor must separately state on all invoices any taxes imposed by the local, state or federal state government applicable to furnishing of Goods and Services; provided, however, where a tax exemption is available, the tax must be subtracted from the total price and identified. Unless otherwise set forth in this Purchase Agreement, the purchase price will be considered to include state and City sales or use tax.

10. Warranty. Vendor warrants that all Goods will conform to applicable specifications, drawings, description, and samples, and will be merchantable, of good workmanship in material, free from defect, and having good, marketable title. Unless manufactured pursuant to detailed design furnished by City, Vendor assumes design responsibility and warrants the Goods to be free from design defect and suitable for the purposes intended by City, and that such Goods if installed by Vendor will conform to applicable specifications. Vendor's warranties, together with its service guarantees, must run to City and its customers or users of the Goods and Services and must not be deemed exclusive. City's inspection, approval, acceptance, use of, and payment for all or any part of the Goods and Services must in no way affect its warranty rights whether or not a breach of warranty had become evident in time. For a period of one year after acceptance of the Goods and Services by City, Vendor will replace or repair any defective Goods and perform any related Services at City's location, at no expense to City. If Vendor elects to repair defective goods, but cannot repair them at City's location, Vendor will transport/ship the defective goods to a repair facility. Vendor must repair and return the repaired goods to City within seventy-two (72) hours of a call for service. If Vendor fails to comply within seventy-two (72) hours, Vendor will provide substitute goods of equal type and quality until City's Goods are returned in satisfactory operating condition to City's satisfaction.

11. Intellectual Property Warranty. Vendor represents and warrants that the Goods and any other materials or deliverables provided under this Agreement are either original, or not encumbered, and do not infringe upon the copyright, trademark, patent, or other intellectual property rights of any third party, or are in the public domain.

12. Changes. City may, by written notice, change the quantity or specifications of the Goods and Services ordered and the terms of shipment or packaging of Goods. Upon receipt of any notice, Vendor will promptly make the changes in accordance with the terms of the notice. If any change causes a change in the cost of performance or in the time required for performance, the Parties must promptly negotiate an equitable adjustment and amend the Purchase Agreement accordingly. Vendor must deliver to City as promptly as possible, and in any event, within thirty (30) days after receipt of change notice, a statement showing the effect of any change in the delivery dates and prices; within an additional thirty (30) days, Vendor must supplement the statement with detailed specifications of the adjustment amount and supporting cost figures. Vendor's failure to submit a statement or supplement within these time limits will constitute its consent to perform the change without increase in price, without claim for material rendered obsolete, and without change in delivery schedules.

13. Business License. Vendor must obtain a City business license, unless Vendor qualifies for an exemption.

14. Discrimination and Harassment Prohibited. Consultant will comply with all applicable local, state and federal laws and regulations prohibiting discrimination and harassment.

15. Indemnity. Except as to the sole negligence, active negligence or willful misconduct of City, Vendor will defend, indemnify, and hold harmless (collectively, "Indemnify") City, and its employees, officers, managers, agents and council members (collectively, "Indemnitees"), against and from any loss, damage, claim for damage, liability, expense or cost, including attorneys' fees (collectively, "Losses"), which arises out of, is related to, or is in any manner connected with the Goods and Services and/or the performance of work, activities, operations or duties of Vendor, or anyone employed by or working under Vendor, and from all Losses by anyone employed by or working under Vendor for services rendered to Vendor in the performance of this Agreement, notwithstanding that City may have benefited from their services. This indemnification provision will, without limitation, apply to any acts or omissions, willful misconduct or negligent conduct, whether active or passive, on the part of Vendor or of anyone employed by or working under Vendor. Losses will include, without limitation, allegations that the Goods are defective in manufacture or design and allegations that the Goods or Services infringe any patent or other intellectual property right belonging to a third party.

Vendor will promptly defend the Indemnitees pursuant to this Section, whether or not applicable claims, allegations, lawsuits or proceedings (collectively, "Proceedings") have merit or are meritless, and whether or not such Proceedings involve claims or allegations that any of the Indemnitees were actively, passively or concurrently negligent, or which otherwise assert that the Indemnitees are responsible, in whole or in part, for any loss, damage or injury. Vendor agrees to provide this defense immediately upon written notice from City, and with well qualified, adequately insured and experienced legal counsel acceptable to City.

The Parties expressly agree that any payment, attorneys' fees, costs or expense that City incurs or makes to or on behalf of an injured employee under City's self-administered workers' compensation is included as a loss, expense or cost for the purposes of this Section, and that this Section will survive the expiration or early termination of the Agreement.

16. Contract Administration and Notice. This Purchase Agreement shall be administered on behalf of the City by the Engineering & Transportation Director, Tanisha Werner. Any written notice between the Parties shall be sent to:

City of Redwood City Attention: Tanisha Werner Department of Engineering and Transportation 1017 Middlefield Road Redwood City, CA 94063	Intellimar Inc. dba Concentric Security Attention: David Wachs 7560 Main Street Sykesville, MD 21784
---	---

Except as otherwise stated, all notices to be provided or that may be provided under this Purchase Agreement must be in writing and delivered by regular and certified mail. Each party will notify the other immediately of any changes of address that would require any notice or delivery to be directed to another address.

17. Interpretation. The terms of this Purchase Agreement should be construed in accordance with the meaning of the language used and should not be construed for or against either party by reason of the authorship of this Purchase Agreement or any other rule of construction that might otherwise apply.

18. Jurisdiction and Venue. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of San Mateo, State of California. The Parties waive all provisions of law providing for a change of venue in these proceedings to any other county or state.

19. Nontransferability. Vendor may not transfer or assign this Purchase Agreement, without the prior written approval of the City Manager or designee, which the City Manager or designee may grant or withhold in their sole discretion.

20. Designs; Drawings; Blueprints. If the Goods are to be produced by Vendor in accordance with designs, drawings or blueprints furnished by City, Vendor will return the same to City upon completion or cancellation of this Purchase Agreement. Vendor will not use such designs, drawings or blueprints in the production of materials for any third party without City's written consent. Such designs, drawings or blueprints involve valuable property rights of City and will be held confidential by Vendor.

21. Compliance with Applicable Law. Vendor agrees to comply with all applicable federal, state and local law in connection with the performance of this Purchase Agreement, including the payment of prevailing wages when required.

22. Integration; Amendment. This Purchase Agreement represents the entire understanding of City and Vendor as to those matters contained herein. No prior oral or written understanding will be of any force or effect with respect to the terms of this Purchase Agreement. No other standard terms and conditions of either party shall apply to this Agreement unless incorporated herein by reference. This Purchase Agreement may only be modified by a change order submitted by City pursuant to Section 12 or a written amendment executed by both Parties.

23. Insurance. Subject to the discretion of the City Manager or designee, Vendor may be required to provide, prior to the performance of Services required by this Purchase Agreement, the following minimum levels of insurance set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

24. Waiver. The waiver of any term, condition or provision hereof will not be construed to be a waiver of any other such term, condition or provision, nor will such waiver be deemed a waiver of a subsequent breach of the same term, condition or provision.

25. Electronic Signatures. If all Parties agree, electronic signatures may be used in place of original signatures on this Agreement. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Agreement based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

(Signature page follows)

IN WITNESS WHEREOF, City and Vendor have executed this Agreement as of the Effective Date.

CITY OF REDWOOD CITY

Patrick Heisinger, City Manager

ATTEST:

Yessika Castro, City Clerk

VENDOR
Intellimar Inc. dba Concentric Security

C David Wachs
By: _____

Name: David Wachs

Title: COO

If required by City, proper notarial acknowledgment of execution by Vendor must be attached. If a Corporation, Agreement must be signed by one corporate officer from each of the following two groups.

***Group A.**
Chairman,
President, **or**
Vice-President

****Group B.**
Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Exhibit "A"

SPECIFICATIONS and SCOPE OF WORK

Broadway West

Furnish Only Anti-Vehicle Bollards, to Include:

- (2) Heald EVO Operable Bollard; Electric Operation; Stainless Cover;
 - IWA 14-1 2013: Bollard V/7200[N2A]/64/90:1.3 (~ ASTM M40)
- (1) Electric Power Unit (EPU); std painted finish;
 - 6 second close; 3 second close for Emergency Fast Operation (EFO);
 - 480 VAC 60 Hz or 208 – 240 VAC 60 Hz; 3 phase
 - 208VAC 1/Phase option is available 6 second close (NON-EFO).
 - Tethered push-button UP/DOWN;
- (1) heat trace
 - Controller, thermostat, NEMA box; 208-277 single phase recommended;
 - Trace; 16' cold lead; 100' wire probe (could be 150' wire probe if needed);
- (3) Gibraltar Fixed Bollards; Stainless Cover; Shallow foundation;
 - ASTM M50 P1 on 5' centers for 3-array (will be engineered M40 P1 or M50 P2 to match 40" operable bollard height)

Broadway East

Furnish Only Anti-Vehicle Bollards, to Include:

- (2) Heald EVO Operable Bollard; Electric Operation; Stainless Cover;
 - IWA 14-1 2013: Bollard V/7200[N2A]/64/90:1.3 (~ ASTM M40)
- (1) Electric Power Unit (EPU); std painted finish; free-standing;
 - 6 second close; 3 second close for Emergency Fast Operation (EFO);
 - 480 VAC 60 Hz or 208 – 240 VAC 60 Hz; 3 phase
 - 208VAC 1/Phase option is available 6 second close (NON-EFO).
 - Tethered Push-button UP/DOWN;
- (1) heat trace
 - Controller, thermostat, NEMA box; 208-277 single phase recommended;
 - Trace; 16' cold lead; 100' wire probe (could be 150' wire probe if needed);
- (3) Gibraltar Fixed Bollards; Stainless Cover; Shallow foundation;
 - ASTM M50 P1 on 5' centers for 3-array (will be engineered M40 P1 or M50 P2 to match 40" operable bollard height)

Provide Oversight for the City, shall Include:

- To be properly certified, oversight is required for installation compliance of the manufacturer's installation requirements. This is accomplished through the Vendor's checklist of the inspection/hold points. The means and the methods are at the sole discretion of the City, provided it does not compromise the certification requirements and/or deviate from the manufacturer's requirements.
- Labor & Expenses (airfare, rental car, food, lodging, gas, tolls, subway, etc.)
- Work schedule
 - Preconstruction Meeting - 1 weekday
 - Receiving/unloading/staging/condition of new barrier product Oversight - 1 weekday

- Install schedule
 - Verify Inspection/Hold points detailed
 - Oversight of Broadway West – up to 13 consecutive weekdays
 - Oversight of Broadway East – up to 10 consecutive weekdays

Required Notes for City, shall include:

- Review and comment of design intent for Civil/Electrical/Plumbing purposes.

Inspection/Hold Points that the City shall verify prior to foundation/EPU pad pour:

- Foundation dimensions meet or exceed minimum requirements.
- Barrier heat trace placement in foundation;
- Barrier heat trace lead access.
- Barrier placement.
- Rebar layout.
- All drainage connection, slopes of piping.
- Concrete mix.

Inspection/Hold Points that Vendor shall oversee after foundation/EPU pour:

- Setting and anchoring EPU.
- Barrier heat wiring terminations and set-up
- Commissioning demonstration.

Vendor to provide Specialty Technical Installation Work for the Barriers, to Include:

- (2) FD TRAC-Vault (Knox Box);
- (2) Keypad; weatherproof; relay 1 – UP; relay 2 – DOWN;
- (2) Power/Comm cables between the EPU and barriers;
- (1) Push-button controller, future remote operation (dry contacts provided)
- Install knox box and keypad on EPU;
- Furnish and install power/comm wire from EPU to barriers and terminate;
- Set up, program, and test system to verify equipment works properly;
- Train personnel in the operation and maintenance of the barriers;
- Work schedule
 - LV installation
 - Broadway West – 5 consecutive weekdays
 - Broadway East – 5 consecutive weekdays
 - Train - 1 weekday
 - Commission – 1 weekday

➤ **NOT Included, to be provided/installed by City.**

- Install
 - Construction material (such as concrete, rebar, electrical and drainage conduit, quazites, forming, etc.)
 - Receive, inspect, unload all equipment;

- Sawcut/break existing grade where equipment and EPU will be located, and trench between;
- Excavate to required depth for foundations, trenched conduit;
- Install electrical and drainage conduit, rebar, posts, bollards and frame to secure;
- Install concrete and vibrate; Cure;
- Set EPU;
- Install and tap sump pit, gravity drain, drain conduit outside of bollard foundation;
- Install and terminate power wiring at EPU/sump/heat from distribution;
- Card readers; Access Control;
- Integration with the access controls system (can provide dry-contact for communication);
- Sequence of Operation requiring different modes and complex programming;
- Battery Backup Up (not available for this product);
- Heat specifics
 - Power wiring and 30A double pull breaker from power distribution to Box (calc by electrician)
 - 3-wire feeder from Box to Quazite (calc by electrician)

➤ **Conditions and items needing coordination:**

- Power and comm wiring/schedule; Power and comm conduit/schedule;
- Power terminated at EPU within 2 days of Tech mobilization;
- Sequence of operations;
- EPU within 10ft of the operable bollards;
- Slope tolerance
 - Front (Unsecured) to Back (Secure): Must be flat and level
 - Left (Front) to Right (Front): Must be flat and level
- Barrier heat system located under or within the barrier footprint only and is designed for proper operation of the barrier during cold weather conditions. This is NOT a complete snow melt system for the roadway; (independent power circuits needed)
- External sump pit may needed to bring water to a shallower discharge (independent power circuits needed) into storm drain piping or riser, or to surface for daylight, etc.; Connections to storm drain will likely require licensed plumber;
- Cure roadway concrete at least 72 hours before allowable traffic;
- In addition to complete blockage of the roadway, the sidewalks will also be blocked due to safety concerns (plan to be developed), laydown, and parking required;

Price

The price for the above scope of work is **\$439,300.00 (Four Hundred Thirty-Nine Thousand, Three Hundred Dollars and No Cents).**

Progress Payments

Progress payments will be invoiced by the Vendor to the City while following the outlined payment schedule below:

- 30% due upon Purchase Orders for design/submittals
- 30% due upon Purchase Orders for ready to ship equipment
- 10% due upon product delivery
- 30% due upon installation completion and issuance of notice of substantial completion

Exhibit "B"

INSURANCE

1. Insurance. Vendor will obtain and maintain for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with delivery of the Goods or performance of the Services by Vendor or Vendor's agents, representatives, employees or subcontractors. The insurance carrier is required to maintain an A.M. Best rating of not less than "A-:VII".

1.1 Coverages and Limits. Vendor, at its sole expense, will maintain the types of coverages and minimum limits indicated below. These minimum amounts of coverage will not constitute any limitations or cap on Vendor's indemnification obligations under this Agreement.

1.1.1. Commercial General Liability Insurance. Vendor will maintain occurrence-based coverage with limits not less than \$2,000,000 per occurrence. If the submitted policies contain aggregate limits, such limits will apply separately to the Services, project, or location that is the subject of this Master Purchase Agreement, or the aggregate will be twice the required per occurrence limit. The Commercial General Liability insurance policy will be endorsed to name the City, its officers, agents, employees and volunteers as additional insureds, and to state that the insurance will be primary and not contribute with any insurance or self-insurance maintained by the City.

1.1.2. Business Automobile Liability Insurance. Vendor will maintain coverage with limits not less than \$1,000,000 per each accident for owned, hired and non-owned automobiles.

1.1.3. Workers' Compensation and Employer's Liability Insurance. Vendor will maintain coverage as required by the California Labor Code and Employer's Liability limits with limits not less than \$1,000,000 per accident for bodily injury or disease.

1.1.4. Cyber Liability Insurance. Vendor must carry Cyber Liability Insurance with limits not less than \$1,000,000 per claim. Coverage will be sufficiently broad to respond to the duties and obligations as is undertaken by Vendor in this agreement and will include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy will provide coverage for breach response costs as well as regulatory fines and penalties, as well

as credit monitoring expenses with limits sufficient to respond to these obligations. The policy will be primary and non-contributory.

1.2 Notice of Cancellation. This insurance will be in force during the life of the Agreement and any extensions of it and will not be canceled without Vendor providing thirty (30) days prior written notice to City sent pursuant to the Notice provisions of this Agreement.

1.3 Providing Certificates of Insurance and Endorsements. Prior to City's execution of this Agreement, Vendor will provide to City certificates of insurance and above-referenced endorsements sufficient to satisfaction of City's Risk Manager. In no event will Vendor commence any work or provide any Services under this Agreement until certificates of insurance and endorsements have been accepted by City's Risk Manager.

1.4 Failure to Maintain Coverage. If Vendor fails to comply with these insurance requirements, then City will have the option to declare Vendor in breach.

1.5 Submission of Insurance Policies. City reserves the right to require, at any time, complete copies of any or all required insurance policies and endorsements.



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 9, 2026

SUBJECT

Agreement for Services with LifeMoves to provide case management, street outreach, rapid response, and services coordination for people living in encampments

SUMMARY

This staff report recommends approval of a two-year, \$1,215,000 contract with LifeMoves to provide encampment outreach, case management, rapid response, and service coordination in Redwood City, funded entirely by the State Encampment Resolution Funding Grant (ERF-4-L). This agreement will be instrumental in enabling the City to implement the Hopeful Horizons Ordinance that went into effect on October 8, 2025, by providing the on-the-ground outreach, coordination, and response capacity necessary to advance the Ordinance's objectives.

RECOMMENDATION

By motion, approve and authorize the City Manager to execute a two-year Agreement for Services with LifeMoves in the amount of \$1,215,000 to provide case management, street outreach, rapid response, and services coordination for people living in encampments.

STRATEGIC PLAN GUIDING PRINCIPLE

Housing

BACKGROUND

State Encampment Resolution Funding Program

On [March 1, 2022](#), Redwood City was one of 19 California communities to receive Round 1 of [State Encampment Resolution Funding \(ERF\) Program](#) Funds in the amount of \$1,843,500. Round 1 of the ERF Program (ERF-1) was a two-year grant for the period July 1, 2022 through June 30, 2024. The City successfully expended 100% of ERF-1 grant funds and met all grant deadlines and reporting requirements for the ERF-1 grant. Services funded through the ERF-1 grant included (1) intensive case management and outreach services; (2) hotel respite and housing subsidies; (3) launch of encampment waste services; (4) and encampment site restoration.

During the [2024 One Day Homeless Count](#), it was reported that there were 189 individuals experiencing homelessness in Redwood City, with 63% of those living on the street or in encampments. Realizing the need to continue addressing the impact of encampments, the [City applied for another round of ERF funds in April 2024](#) to prioritize three sets of encampment circuits (see Attachment C).

On December 23, 2024, the City was awarded \$2,850,628.24 from the fourth round of the ERF program (ERF-4-L), and the ERF-4-L Agreement with the California Department of Housing and Community Development (HCD) was fully executed on [February 28, 2025](#).

Redwood City's Hopeful Horizons Ordinance

On [August 25, 2025](#), by way of a 6-1 vote (Council Member Sturken opposed), the City Council introduced an Ordinance adding Chapter 49 (Hopeful Horizons: Empowering Lives Initiative) to the Redwood City Municipal Code, an anti-camping ordinance modeled after the County of San Mateo's ordinance, with an added provision authorizing the City to remove an encampment with 48 hours' notice if it is located within 200 feet of a school, the San Mateo County Navigation Center, or a waterway.

On [September 8, 2025](#), by way of a 6-1 vote (Council Member Sturken opposed), the City Council adopted the Hopeful Horizons Ordinance, and approved Memorandum of Understanding with County of San Mateo on enforcement of the ordinance.

[Redwood City's Hopeful Horizons Ordinance](#) went into effect on October 8, 2025 and the MOU with the County was fully executed on October 9, 2025. From mid-October to the end of November, City staff built capacity to implement the ordinance. In December 2025, City staff met with the County and LifeMoves and finalized implementation plans, including a structured approach, storage of personal effects, exigent circumstances, and outreach to people living in encampments. Although the Ordinance went into effect in October, enforcement did not begin until January 2026, allowing time for the Homeless Outreach Team, led by LifeMoves, to educate encampment residents about the new ordinance.

Between October 8, 2025, and December 31, 2025, the City facilitated 13 encampment clean-ups. For one encampment located on City property, staff found that the site remained active for an average of 26 days,

a decrease from the prior average of 50 days. In addition, through outreach and engagement efforts, 10 individuals accepted housing opportunities prior to the encampment being addressed.

Despite these successes, the City is experiencing an increase in encampments in two specific areas and is working with the County, Caltrans, and private businesses to develop more comprehensive strategies to address them. The agreement with LifeMoves will directly support these efforts.

ANALYSIS

On [September 17, 2025](#), the City released a \$1,215,000 Request for Qualifications (RFQ) for Encampment Outreach, seeking to contract with one service provider over a two year period.

Two proposals were received in response to the RFP:

1. LifeMoves
2. Retraining the Village

In November 2025, an inter-agency panel consisting of representatives from the Redwood City Police Department, San Mateo County Executive's Office, City of Palo Alto, and the Redwood City City Manager's Office reviewed, evaluated, and made funding recommendations on the proposals. The review panel scored the proposals on a variety of criteria and awarded LifeMoves a final score of 85%, and awarded Retraining the Village a final score of 73%. Based on the evaluation process, staff recommends selecting LifeMoves for this agreement.

Proposed Scope of Work

During the term of the agreement, LifeMoves will provide the following services:

- a. Staffing:** LifeMoves will hire four (4) staff: One Program Director and three Case Managers.
- b. Case Management:** Provide intensive case management and maintain regular contact to help clients transition into shelter/housing, connect clients to community and mainstream services, maintain knowledge of eligibility and referral/application processes for a wide range of housing programs and supportive services, and provide case management for up to six months after clients move into housing.
- c. Street Outreach:** Provide supplies or other items to assist clients with meeting their basic needs and to build rapport, and provide outreach to individuals when there are scheduled encampment removals.
- d. Rapid Response:** Conduct rapid response outreach within eight (8) business hours of the request and maintain documentation of all inquiries and responses.
- e. Services Coordination:** Connect clients to the Coordinated Entry System (CES), and support client stability through connections and referrals to Street Medicine, primary health care, mental health services, behavioral health services, substance use and recovery programs.
- f. Population and Area to be Served:** LifeMoves will serve three main encampment circuits that are comprised of approximately 22 encampments and 50 individuals (Attachment C).

- g. **Additional Requirements:** Visit encampments on all business days and coordinate closely with San Mateo County and other regional partners.

Funding for this agreement comes from State ERF-4-L funds and is budgeted as follows:

TABLE 1: CONTRACT BUDGET		
Line Item	Description	Two Year Budget
Staffing	Labor and Fringe Benefits for Program Director and Case Managers	\$955,426.00
Client Subsidies	Financial assistance to reduce barriers to stability and permanent housing, including housing application fees, fines or security deposit holds, utility assistance, credit repair services, and storage rentals. Transportation support to access appointments, training, and healthcare, through bus tokens, Lyft rides, and/or car repair assistance.	\$62,667.00
Client Food and Supplies	Food, clothes, socks, shoes, medical supplies, pets supplies, items for client basic needs	\$17,000.00
Office and Program Supplies	Office supplies, field supplies, compute, phone, trainings, vehicle operating expenses, mileage	\$31,820.00
Administrative Expenses	15% of Total Labor and Non-labor excluding Client Supplies, Client Subsidies, Food Supplies and Client Food	\$148,087.00
Total Budget		\$1,215,000.00

Contract Monitoring and Success Measures

LifeMoves will be evaluated every six months against the following performance measures:

TABLE 2: PERFORMANCE MEASURES	
Measure	Goal by End of Contract
Percentage of unduplicated clients who complete a CES assessment	80%
Number of unduplicated clients who receive outreach and engagement services	70
Percentage of unduplicated clients who receive case management services	75%
Percentage unduplicated clients that are connected to any type of medical services, receive a behavioral health assessment or screening	100%
Percentage of unduplicated clients that receive a behavioral health assessment or screening	100%

Percentage of unduplicated clients that are diagnosed with mental illness or SUD that are linked to behavioral health service	80%
Percentage of unduplicated clients placed in hotel respite that directly transition to temporary, emergency, or permanent housing	85%
Number of unduplicated clients moving into temporary, emergency, and permanent housing	45
Reduction in the number of individuals living in the ERF-4-L encampments	60%

Data reports will be submitted to City staff on a bi-monthly basis and reported to HCD as part of the ERF-4-L grant. Narrative reports will be submitted on a quarterly basis. The performance measures may be amended by written approval by the City Manager or designee.

EQUITY IMPACT STATEMENT

All City actions are assessed for impact. Because this item is on the consent calendar, this section indicates assessment process, not findings. The anticipated impact of this policy, program, or action has been assessed in the following ways:

- Reviewed from similar or relevant past program or policy in Redwood City
- Reviewed data from a similar program or policy in another jurisdiction
- Reviewed data related to a standard or emerging best practice

FISCAL IMPACT

The total cost for this Contract is \$1,215,000.00 and comes from State ERF-4-L grant funds that the City was awarded on [December 23, 2024](#). The City received the full disbursement of ERF-4-L grant funds on April 28, 2025.

The FY 2025-26 budget included \$1,215,000.00 allocated as follows:

TABLE 3: FISCAL IMPACT					
Fund	Cost Center	Program	Account	Activity	Budget
150- General Fund	622- Management/ Policy Execution	61250- Homelessness Initiatives	55400- Human Services	2034- ERF-4-L	\$166,837.00
150- General Fund	622- Management/ Policy Execution	61250- Homelessness Initiatives	55000- Consultant Services	2034- ERF-4-L	\$1,048,163.00
Total Budget					\$1,215,000.00

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The Council could decide not to award the contract to LifeMoves and ask staff to propose an alternative awarding of the Encampment Outreach RFQ. This would impact the timeliness of expenditure and implementation for the ERF-4-L Program requirements.

ATTACHMENTS

- Attachment A – Agreement for Services with LifeMoves for Encampment Outreach
- Attachment B – Redwood City Homeless Outreach Request for Qualifications
- Attachment C – ERF-4-L Prioritized Encampments
- Attachment D – ERF-4-L Standard Agreement

REPORT PREPARED BY:

Liz Lange, Management Analyst II
elange@redwoodcity.org
(650) 780-7631

APPROVED BY:

Patrick Heisinger, City Manager
Derek Wolfgram, Interim Assistant City Manager

AGREEMENT FOR SERVICES
LifeMoves

THIS AGREEMENT is made and entered into as of _____, 2026 (the "Effective Date"), by and between the CITY OF REDWOOD CITY, a charter city and municipal corporation of the State of California ("City"), and LifeMoves, a California nonprofit corporation ("Consultant").

RECITALS

- A. City requires the services of case management, street outreach, rapid response, and services coordination for people living in encampments.
- B. Consultant has the necessary experience in providing such services.
- C. Selection of Consultant is expected to achieve the desired results in an expedited fashion.
- D. Consultant has submitted a proposal to City and has affirmed its willingness and ability to perform such work.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

- 1. Scope of Work. City retains Consultant to perform, and Consultant agrees to render, those services (the "Services") that are defined in attached Exhibit "A", which is incorporated herein by reference. City will have the right to modify the scope of work to delete tasks in whole or in part. Any individuals listed as "Key Personnel" on Exhibit "A" will perform the roles ascribed to them in Exhibit "A". Consultant may not change the list of Key Personnel without the prior written consent of the City.
- 2. Standard of Performance. While performing the Services, Consultant will exercise the reasonable professional care and skill customarily exercised by reputable members of Consultant's profession practicing in the urban Northern California Area. Consultant will also use reasonable diligence and best judgment while exercising its professional skill and expertise.
- 3. Term. Unless terminated earlier pursuant to Section 21, the term of this Agreement will be from the Effective Date through December 31, 2027.
- 4. Schedule. Consultant will adhere to the schedule set forth in Exhibit "A", provided, that City, in its discretion, may grant reasonable extensions when performance of the Services is delayed due to unusually lengthy governmental reviews or other unexpected, unavoidable circumstances. Such circumstances will not include strikes, lockouts, work stoppages, or other labor disturbances conducted by, or on behalf of, Consultant's officers or employees.

5. Time is of the Essence. Time is of the essence for each and every provision of this Agreement.

6. Compensation. City will pay to Consultant a not-to-exceed amount of One Million Two Hundred Fifteen Thousand Dollars (\$1,215,000) for the completion of all the work and services described herein, which sum will include all costs or expenses incurred by Consultant, payable as set forth in Exhibit "A". City will have the authority to withhold a 10% retention until it has accepted all of the Services as complete.

6.1. Consultant must submit applications for payment that contain the following:

6.1.1. A clear, detailed invoice reflecting Services for which Consultant is billing City;

6.1.2. A summary sheet showing hourly rates (if applicable);

6.1.3. Number of hours worked;

6.1.4. Percentage of Services completed to date;

6.1.5. Amount/percent billed to date;

6.1.6. Current status of all tasks within a project, as applicable;

6.1.7. Any backup documentation reasonably necessary to substantiate the preceding items; and

6.1.8. Any changes to the anticipated work schedule.

6.2. The payment made to Consultant pursuant to the Agreement will be the full and complete compensation to which Consultant is entitled. City will not make any federal or state tax withholdings on behalf of Consultant or its officers, agents, employees, consultants, or subcontractors (collectively, "Consultant Personnel"). City will not be required to pay any workers' compensation insurance or unemployment contributions on behalf of Consultant or any Consultant Personnel. Consultant agrees to reimburse City within thirty (30) days for any tax, retirement contribution, social security, overtime payment, unemployment payment or workers' compensation payment which City makes on behalf of Consultant or any Consultant Personnel for work done under this Agreement. At the City's election, City may deduct the reimbursable amount from any balance owing to Consultant.

7. Status of Consultant. Consultant will perform the Services as an independent contractor and not as an employee of City. The persons used by Consultant to provide services under this Agreement will not be considered employees of City for any purposes.

8. Labor Code Prevailing Wage. To the extent required by law, Consultant will comply with the requirements of the California Labor Code including but not limited to hours of labor, nondiscrimination, payroll records, apprentices, workers' compensation and prevailing wages. When prevailing wage rules are applicable, the following provisions apply:

8.1. No less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the Services under this Agreement will be paid to all workers, laborers and mechanics employed in the execution of the Services by the Consultant or any subcontractor doing or contracting to do any part of the Services.

8.2. The appropriate determination of the Director of the California Department of Industrial Relations will be filed with and available for inspection at City offices.

8.3. Consultant will post, at each job site, a copy of the prevailing rate of per diem wages.

8.4. The Consultant will forfeit fifty dollars (\$50.00) for each calendar day or portion thereof for each worker paid less than the stipulated prevailing rates for any public work done under the Agreement by it or by any subcontractor under Consultant.

9. Subcontracting. Consultant will not subcontract any portion of the Services without prior written approval of the City Manager or their designee. If Consultant subcontracts any of the Services, Consultant will be fully responsible to City for the subcontractor's acts and omissions as Consultant is for the acts and omissions of persons directly employed by Consultant. Such responsibility will include responsibility for the acts and omissions of the subcontractor's officers, employees, consultants, subcontractors, and agents. Nothing contained in this Agreement will create any contractual relationship between City and any subcontractor, and Consultant will be responsible for paying subcontractors. Consultant will bind every subcontractor and every subcontractor of a subcontractor by the terms of this Agreement that bind Consultant unless specifically noted to the contrary in the subcontract and approved in writing by the City Manager or their designee.

10. Other Consultants. City reserves the right to employ other consultants in connection with the Services.

11. Indemnification.

11.1 Consultant will defend, indemnify and hold harmless (collectively "Indemnify") City and its officers, boards and commissions, agents, employees and volunteers (collectively "Indemnitees") from and against all claims, damages, losses and expenses including attorney fees (collectively "Losses") arising out of

the performance of the Services, caused or claimed to be caused by the acts, errors and/or omissions of Consultant, or any Consultant Personnel or anyone for whose acts any of them may be liable (collectively, "Responsible Parties"). Consultant's responsibilities under this Section 11 include liability arising from, connected with, caused by, or claimed to be caused by the active or passive negligent acts or omissions of City, which may be in combination with the acts or omissions of any Responsible Party, provided that Consultant's duty to Indemnify will not include any Losses arising from the sole negligence or willful misconduct of City.

11.2. Notwithstanding Consultant's obligation to defend City hereunder, City has the right to conduct its own defense and seek reimbursement for reasonable costs of defense from Consultant, if City chooses to do so.

11.3. Consultant agrees to pay any and all costs City incurs enforcing the provisions set forth in this Section 11.

11.4. Subsection 11.1 notwithstanding, in accordance with California Civil Code Section 1668, as amended, nothing in this Agreement will be construed to exempt the City from its own fraud, willful injury to the person or property of another, or violation of law.

11.5. Nothing contained in this Agreement will be construed to require Consultant to Indemnify Indemnitees against any responsibility or liability in contravention of California Civil Code Section 2782.8, as amended. To the extent this Agreement is a "construction contract" as defined by California Civil Code section 2783, as amended, such duties of Consultant to indemnify will not apply when to do so would be prohibited by California Civil Code Section 2782 as amended.

11.6. The Parties expressly agree that any reasonable payment, attorney's fee, cost or expense City incurs or makes to or on behalf of an injured employee under the City's self-administered workers' compensation plan is included as a loss, expense or cost for the purposes of this Section 11.

11.7. Acceptance by City of Consultant's services and duties will not operate as a waiver of City's rights under this Section 11.

11.8. The parties expressly agree that this Section 11 will survive the expiration or early termination of the Agreement.

12. Insurance. Consultant will obtain and maintain for the duration of the Agreement and any and all amendments, insurance against claims for injuries to persons or damage to property which may arise out of or in connection with performance of the Services by Consultant or Consultant's agents, representatives, employees or subcontractors. The insurance carrier is required to maintain an A.M. Best rating of not less than "A-: VII".

12.1. Coverages and Limits. Consultant, at its sole expense, will maintain the types of coverages and minimum limits indicated below. These minimum amounts of coverage will not constitute any limitations or cap on Consultant's indemnification obligations under this Agreement.

12.1.1. Commercial General Liability Insurance. Consultant will maintain occurrence based coverage with limits not less than \$2,000,000 per occurrence. If the submitted policies contain aggregate limits, such limits will apply separately to the Services, project, or location that is the subject of this Agreement or the aggregate will be twice the required per occurrence limit. The Commercial General Liability insurance policy will be endorsed to name the City, its officers, agents, employees and volunteers as additional insureds, and to state that the insurance will be primary and not contribute with any insurance or self-insurance maintained by the City.

12.1.2. Business Automobile Liability Insurance. Consultant will maintain coverage with limits not less than \$1,000,000 per each accident for owned, hired and non-owned automobiles. For on-call services agreements, the Business Automobile Liability insurance policy will be endorsed to name the City, its officers, agents, employees and volunteers as additional insureds, and to state that the insurance will be primary and not contribute with any insurance or self-insurance maintained by the City.

12.1.3. Workers' Compensation Insurance and Employer's Liability Insurance. Consultant will maintain coverage with limits not less than \$1,000,000 per each accident for bodily injury or disease, and as required by the California Labor Code. The Workers' Compensation policy will contain an endorsement stating that the insurer waives any right to subrogation against the City, its officers, agents, employees and volunteers.

12.1.4. Professional Liability Insurance. Consultant will maintain coverage with limits not less than \$1,000,000 per occurrence. Professional Liability may be written as claims-made coverage.

12.2. Notice of Cancellation. This insurance will be in force during the life of the Agreement and any extensions of it and will not be canceled without Consultant providing thirty (30) days prior written notice to City sent pursuant to the Notice provisions of this Agreement.

12.3. Providing Certificates of Insurance and Endorsements. Prior to City's execution of this Agreement, Consultant will provide to City certificates of insurance and above-referenced endorsements sufficient to satisfaction of City's Risk Manager. In no event will Consultant commence any work or provide any Services under this Agreement until certificates of insurance and endorsements have been accepted by City's Risk Manager.

12.4. Failure to Maintain Coverage. If Consultant fails to comply with these insurance requirements, then City will have the option to declare Consultant in breach.

12.5. Submission of Insurance Policies. City reserves the right to require, at any time, complete copies of any or all required insurance policies and endorsements.

13. Business License. Consultant will obtain and maintain a City of Redwood City Business License for the term of the Agreement, including any extension terms.

14. Ownership of Documents. If Exhibit "A" or any task order or purchase order under this Agreement lists a document, report, or other material as an item to be provided by Consultant to City (a "Deliverable"), such Deliverable will be and remain the property of City. Consultant will provide a copy of all Deliverables to City in their native format. Consultant may retain one copy of any Deliverable for its internal records, but it may not use a Deliverable for any other purpose without the prior written consent of City. Any reports and other material prepared by or on behalf of Consultant under this Agreement that are not Deliverables (collectively, the "Consultant Documents") will be and remain the property of Consultant. City may request copies of Consultant Documents, and to the extent Consultant agrees to provide copies of such Consultant Documents, they may be used by City and its agents, employees, representatives, and assigns, in whole or in part, or in modified form, for all purposes City may deem appropriate without further employment of or payment of any compensation to Consultant.

15. Maintenance of Records. Consultant will maintain complete and accurate records with respect to costs incurred under this Agreement. All records will be clearly identifiable. Such records will not be Deliverables prepared for City and will be Consultant Documents for purposes of this Agreement. Nothing herein will convert such records into public records, and they will be available only to City and any specified public agencies. Consultant will allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of records and any other documents created pursuant to this Agreement. Consultant will allow City to inspect of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

16. Copyrights. Consultant agrees that all copyrights that arise from the Services will be vested in City, and Consultant relinquishes all claims to the copyrights in favor of City.

17. Notices. The name of the persons who are authorized to give written notices or to receive written notice on behalf of City and on behalf of Consultant under this Agreement.

For City:

City of Redwood City
Attention: City Manager
1017 Middlefield Road
Redwood City, CA 94063
(650) 780-7000

For Consultant:

LifeMoves
Attention: Aubrey Merriman,
Chief Executive Officer
2550 Great America Way Suite 201
Santa Clara, CA 95054
(650) 685-5880

Except as otherwise stated, all notices provided under this Agreement must be in writing and delivered by regular and certified mail. Each party will notify the other immediately of any changes of address that would require any notice or delivery to be directed to another address.

18. Conflict of Interest. If disclosure under the Political Reform Act and City's Conflict of Interest Code is required of Consultant or any Consultant Personnel, Consultant or Consultant Personnel will complete and file with the City Clerk the Statement of Economic Interests Form 700.

Consultant, for Consultant and on behalf of all Consultant Personnel, warrants by execution of this Agreement that they have no interest, present or contemplated, in the projects affected by this Agreement. Consultant further warrants that neither Consultant, nor any Consultant Personnel have any ancillary real property, business interests or income that will be affected by this Agreement or, alternatively, that Consultant will file with City an affidavit disclosing this interest.

19. General Compliance with Laws. Consultant will keep fully informed of federal, state and local laws and ordinances and regulations which in any manner affect those employed by Consultant, or in any way affect the performance of the Services by Consultant. Consultant will at all times observe and comply with these laws, ordinances, and regulations and will be responsible for the compliance of the Services with all applicable laws, ordinances and regulations.

20. Discrimination and Harassment Prohibited. Consultant will comply with all applicable local, state and federal laws and regulations prohibiting discrimination and harassment.

21. Termination.

21.1. Either party upon tendering thirty (30) days written notice to the other party may terminate this Agreement.

21.2. If Consultant fails or refuses to perform any of the provisions of this Agreement, and if Consultant does not cure the default within five (5) days of the City providing a written notice specifying the nature of the default, City may terminate this Agreement immediately by giving written notice to Consultant.

21.3. If City materially fails or refuses to perform any of the provisions of this Agreement, and if City does not cure the default within thirty (30) days of Consultant providing a written notice specifying the nature of the default, Consultant may terminate this Agreement immediately by giving written notice to City.

21.4. Within ten (10) days of termination pursuant to this Section 21 or of the natural expiration of this Agreement, Consultant will assemble any Deliverables without charge and put it in order for proper filing and closing and deliver it to City. Consultant will be paid for work performed up to the termination date; however, the total will not exceed the amount payable under this Agreement. City will determine the final payment amount based upon the value of the work product delivered to City and the percentage of the Services performed.

22. Covenants against Contingent Fees. Consultant warrants that Consultant has not employed or retained any company or person, other than a bona fide employee working for Consultant, to solicit or secure this Agreement, and that Consultant has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon, or resulting from, the award or making of this Agreement. For breach or violation of this warranty, City will have the right to annul this Agreement without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of the fee, commission, percentage, brokerage fees, gift, or contingent fee.

23. Claims and Lawsuits. Consultant acknowledges that if a false claim is submitted to City by Consultant, Consultant may be subject to criminal prosecution for fraud. Consultant also acknowledges that California Government Code sections 12650 *et seq.* (the False Claims Act), as amended, applies to this Agreement and provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of information. If City seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorney's fees. Consultant acknowledges that the filing of a false claim may subject Consultant to an administrative debarment proceeding. As a result of such proceeding, Consultant may be prevented to act as a Consultant on any public work or improvement for a period of up to five (5) years. Consultant acknowledges that disbarment by another jurisdiction is grounds for City to terminate this Agreement.

24. Jurisdiction and Venue. Any action at law or in equity brought by either of the Parties for the purpose of enforcing a right or rights provided for by this Agreement will be tried in a court of competent jurisdiction in the County of San Mateo, State of California. The Parties waive all provisions of law providing for a change of venue in these proceedings to any other county.

25. Successors and Assigns. This Agreement will be binding upon the Parties and their respective successors and assigns. Consultant may not assign this Agreement,

nor any part of it, nor any monies due or to become due under it without the prior written consent of City, which City may withhold in its sole discretion.

26. Paragraph Headings. Headings in this Agreement are for convenience only and are not part of any provision in this Agreement. No heading will be construed to change the meaning of any provision.

27. Entire Agreement; Conflicts. This Agreement, together with any other written document referred to or contemplated by it, along with any purchase order or task order for this Agreement, embodies the entire Agreement and understanding between the parties relating to the subject matter of it. In case of conflict, the terms of the Agreement supersede any purchase order or task order and any other attachment or exhibit.

28. Amendments. This Agreement may only be amended, modified, waived or discharged in a writing signed by both Parties.

29. Authority. The individuals executing this Agreement and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Agreement.

30. Electronic Signatures. If all Parties agree, electronic signatures may be used in place of original signatures on this Agreement. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Agreement based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

(Signature Page Follows)

CITY:

City of Redwood City,
1017 Middlefield Road
Redwood City, CA 94063

By: _____
Patrick Heisinger, City Manager

ATTEST:

Yessika Castro, City Clerk

CONSULTANT:

Life Moves
Attention: Aubrey Merriman
2550 Great America Way Suite 201
Santa Clara, CA 95054

*By:  _____

**By:  _____

Printed Name: Aubrey Merriman _____

Printed Name: Paul Simpson _____

Title: Chief Executive Officer _____

Title: CFO _____

If required by City, proper notarial acknowledgment of execution by Consultant must be attached. If a Corporation, Agreement must be signed by one corporate officer from each of the following two groups.

***Group A.**
Chairman,
President, or
Vice-President

****Group B.**
Secretary,
Assistant Secretary,
CFO or Assistant Treasurer

Otherwise, the corporation must attach a resolution certified by the secretary or assistant secretary under corporate seal empowering the officer(s) signing to bind the corporation.

EXHIBIT “A”

SCOPE OF SERVICES AND FEE

Contractor shall provide the following services:

1. SCOPE OF SERVICES

A. Case Management

- i. Provide intensive case management and maintain regular contact and follow up to help clients transition into shelter and/or housing including exploring all housing options (hotel respite, apartments, rented rooms, shared housing, family reunification, etc.) that may be of interest to the client(s).
- ii. Case manager will utilize a client-centered approach and trauma informed care to assist clients with rapidly and sustainably exiting homelessness.
- iii. Case manager will work with clients, determine their housing plan, review budget and resources, help move the clients towards their goals and work regularly with the clients throughout the duration of the program.
- iv. Support clients to stabilize in housing, and connect them to community and mainstream services and supports if needed.
- v. Connect clients to other city-administered programs, including hotel respite and housing subsidies, and coordinate with the Fair Oaks Community Center and other system partners to align housing and service access.
- vi. Maintain knowledge of eligibility and referral/application processes for a wide range of housing programs and supportive services.
- vii. Provide warm hand-off to shelter case manager when client transitions into shelter.
- viii. Case management and housing plans may include strategies for out-of-county solutions.

B. Street Outreach and Rapid Response

- i. Conduct regular and ongoing outreach to designated ERF-4-L areas where unsheltered homeless people live. Consultant will conduct outreach services at each ERF-4-L site at the frequency requested by City staff, which will vary over the term of the contract based on the numbers of and engagement status of the residents of each encampment.
- ii. Provide supplies or other items to build rapport with clients.
- iii. Conduct rapid response outreach and engagement within eight (8) business hours of the request and maintain documentation of all inquiries and responses. Respond to and receive rapid response requests from the Dispatcher and via all referral processes developed by the San Mateo County Human Services Agency (HSA), including the Homeless Outreach and Mobile Engagement (HOME) App and any additional processes developed by HSA.

- iv. Coordinate with Redwood City staff and other service providers when there is a scheduled removal of an ERF-4-L encampment and conduct outreach services prior to scheduled removals at the frequency requested by Redwood City staff.
- v. Identify immediate needs that require short-term interventions, such as access to emergency shelter and other homeless system services, residential treatment programs, medical facilities, and other short-term assistance, as a step toward interim or permanent housing.

C. Services Coordination

- i. Assist clients with connecting to Diversion/CES.
- ii. Support client stability through connections and referrals to Street Medicine, primary health care, mental health services, behavioral health services, substance use and recovery programs.
- iii. Provide transportation assistance to ensure clients can access shelter, health services, and appointments.
- iv. Conduct assessments to identify immediate needs and link clients to emergency shelter, treatment, or short-term assistance.
- v. Services coordination may include strategies for out-of-county services.

D. Data Collection, Documentation, and Evaluation

- i. Maintain and report on a bi-monthly basis a by-name lists of individuals living in ERF-4-L encampments to assist with coordination of services and reporting to the State. Consultant must document the following:
 - Clarity ID
 - Original ERF-4-L encampment the client was living in when client was first engaged
 - Track the client's current living situation on a monthly basis to monitor movements between encampments, shelters, and/or housing
 - Type of housing (shelter, hotel respite, apartment, in-law unit, shared housing, etc.) that client moved into and the city that the client is living in
- ii. Bi-monthly data reports that include the following:
 - Updated by-name list of ERF-4-L clients
 - Performance measures in the reporting period and contract-to-date (see Table 1).
- iii. Quarterly narrative report, which includes narrative describing (1) program outcomes and status of performance toward goals; (2) trends; (3) challenges; (4) collaborations and strategies being implemented to increase performance outcomes; and (5) other relevant information or client stories. Collaborate with the City to define and report on additional data points as needed.
- iv. Monitor data entry to ensure services are entered in a timely manner and that ongoing quality checks of data are conducted.
- v. Document outreach and engagement activities in the San Mateo County Clarity HMIS system (Clarity) within 72 hours of the outreach and engagement. This includes, but is not limited to, documenting current living situation after each contact, services

provided, updating client and encampment information in the Clarity outreach module, and detailing service interactions as progress notes.

E. Population and Area to be Served

- i. Contractor will staff one (1) FTE Program Director, three (3) FTE Outreach Case Managers, and 0.1 FTE Director of Regional Outreach Initiatives that will serve clients that reside in ERF-4-L prioritized encampments, or formerly resided in ERF-4-L prioritized encampments during the term of the Agreement.
- ii. The ERF-4-L encampments are comprised of three (3) main encampment circuits. As of the beginning of January 2026, there are approximately 21 active encampments and approximately 47 individuals:
 - Circuit 1: This circuit is located along Seaport Boulevard. This circuit contains approximately 15 active encampments and approximately 30 individuals.
 - Circuit 2: This circuit is located at the Highway 101/84 interchange between Chestnut Street and Douglas Avenue. This circuit contains approximately 3 active encampments and approximately 9 individuals.
 - Circuit 3: This circuit is located at the Highway 84/Woodside Road interchange between El Camino Real and Middlefield Road. This circuit contains approximately 3 active encampments and approximately 8 individuals.
- iii. Individuals residing in the ERF-4-L prioritized encampments are unsheltered individuals, including those with disabilities, little to no income, evictions, criminal convictions, alcohol and or other substance use, mental and physical health challenges, and other barriers to maintain housing. Some individuals may be banned from shelter(s), have pets, may be undiagnosed or have a dual-diagnosis, may require intensive interventions, or have other complex needs.

F. Additional Requirements

- i. Visit ERF-4-L encampments on all business days.
- ii. Work closely with partner agencies, including Bayside Homeless Outreach Team, to ensure services are coordinated, ensure coverage of encampments, and avoid duplication of services.
- iii. Work closely with HSA on the One Day Homeless Count, and other ad hoc initiatives to collect information regarding people experiencing homelessness.
- iv. Coordinate with the City on program implementation, grant progress for ERF-4-L, and performance outcomes, including, but not limited to:
 - Check-ins with City staff or partners for the purpose of coordinating, reporting and monitoring Contractor's efforts to maximize impact;
 - Participation in the Redwood City Homeless Outreach and Service Provider's group and Multi-Disciplinary Teams (MDT); and
 - Participation in other meetings as directed by City staff.
- v. There may be additional data, reports and requirements related to State and/or City requirements. Consultant will be notified in writing of any additional requirements.

2. PERFORMANCE MEASURES

During the term of the Agreement, Consultant will report on the Performance Measures identified in Table 1 below.

The City and Consultant may create or update the goals and target dates for any Performance Measure throughout the term of the Agreement by mutual agreement. Any amendments to the Performance Measures shall require written approval by the City Manager or designee.

TABLE 1: PERFORMANCE MEASURES					
Measure	By 6/30/26 Target	By 12/31/26 Target	By 6/30/27 Target	By 12/31/27 Target	CUMULATIVE
Percentage of unduplicated clients who complete a CES assessment <i>(cumulative over the contract term)</i>	10%	40%	60%	80%	n/a
Number of unduplicated clients who receive outreach and engagement services <i>(cumulative over the contract term)</i>	20	20	20	10	70
Percentage of unduplicated clients who receive case management services <i>(cumulative over the contract term)</i>	30%	45%	60%	75%	n/a
Percentage unduplicated clients that are connected to any type of medical services <i>(cumulative over the contract term)</i>	25%	50%	75%	100%	n/a
Percentage of unduplicated clients that receive a behavioral health assessment or screening <i>(cumulative over the contract term)</i>	25%	50%	75%	100%	n/a
Percentage of unduplicated clients that are diagnosed with mental illness or SUD	10%	40%	60%	80%	n/a

TABLE 1: PERFORMANCE MEASURES					
Measure	By 6/30/26 Target	By 12/31/26 Target	By 6/30/27 Target	By 12/31/27 Target	CUMULATIVE
that are linked to behavioral health services <i>(cumulative over the contract term)</i>					
Percentage of unduplicated clients placed in hotel respite that directly transition to temporary, emergency, or permanent housing <i>(cumulative over the contract term)</i>	70%	75%	80%	85%	n/a
Number of unduplicated clients moving into temporary or emergency housing (including Inclement Weather and on-demand/night cots) <i>(cumulative over the contract term)</i>	5	10	5	5	25
Number of unduplicated clients moving into permanent housing <i>(cumulative over the contract term)</i>	2	7	7	4	20
Reduction in the number of individuals living in ERF-4-L encampments (baseline is 47 ERF-4-L encampment residents)	15%	40%	50%	60%	n/a

3. REPORTING

The data reporting on performance measures schedule is shown below in Table 2:

TABLE 2: DATA REPORTING SCHEDULE	
PERIOD	REPORT DUE
January and February	March 20
March and April	May 20
May and June	July 20
July and August	September 20

September and October	November 20
November and December	January 20

The bi-monthly performance measures report shall include the following:

- Data for all of the performance measures listed in Table 1
- Total number of clients living in each of the ERF-4-L encampments at the end of each month.
- Indicate the status of each ERF-4-L encampment as resolved¹, partially resolved², or not resolved³
- By-name list of ERF-4-L clients that includes the following:
 - Clarity ID
 - Original ERF-4-L encampment they were living at
 - Current living situation (tracked on a monthly basis)
 - Indicate which clients have been provided only with services (no interim or permanent housing)
 - Indicate which clients have been housed in *interim* housing, and of those clients, which have also been provided with services funded with the ERF-4-L grant
 - Indicate which clients have been housed in *permanent* housing, and of those clients, which have also been provided with services funded with the ERF-4-L grant

The narrative report schedule is shown below in Table 3:

TABLE 3: NARRATIVE REPORT SCHEDULE	
PERIOD	NARRATIVE REPORT DUE
January-March	April 20
April-June	July 20
July-September	October 20
October-December	January 20

The quarterly narrative report shall include the following:

- Program outcomes and status of performance toward goals;
- Trends;
- Challenges;
- Collaborations and strategies being implemented to increase performance outcomes; and
- Other relevant information or client stories

¹ Resolved: People no longer reside at the site and it has been fully restored to its intended public use.
² Partially Resolved: People no longer reside at the site, but it has not been fully restored to its intended public use.
³ Not Resolved: People still reside at the site

4. PAYMENT TERMS

Contractor will be paid for actual costs expended by Contractor in provision of the Services, pursuant to bi-monthly invoices in accordance with Section 6 (Compensation). In no event shall Contractor submit any invoices for an amount in excess of actual costs expended in that invoice period, or cumulatively in excess of the maximum amount of compensation authorized under this Agreement. The Project budget is attached as Exhibit “B”. Any request for a modification to the budget must be submitted in writing and approved by Liz Lange at elange@redwoodcity.org, or their designee.

Bi-monthly invoices shall include the following:

- Invoice number
- Remit payment address
- Date(s) of service
- Cost of service(s) for eligible costs incurred including:
 - Labor Costs: staffing costs and fringe benefits for 1 FTE Program Director, 3 FTE Case Managers, and 0.1 FTE Director of Regional Outreach Initiatives.
 - Non-labor Operating Costs: client subsidies, client supplies, client food and food supplies, office supplies, program and maintenance supplies, computer hardware/software, phone/internet/TV, training/conferences, vehicle operating expenses, mileage, contractor services, employee food and meals.
 - Administrative Expenses: administrative costs not to exceed 15% of total labor costs and non-labor operating costs excluding client supplies, client subsidies, client food, and food supplies.
- Backup documentation for all costs incurred during the invoice period

The invoicing schedule is shown below in Table 4:

TABLE 4: INVOICING SCHEDULE	
PERIOD	INVOICE DUE
January and February	March 20
March and April	May 20
May and June	July 20
July and August	September 20
September and October	November 20
November and December	January 20

All invoices will be submitted electronically to Liz Lange at elange@redwoodcity.org or their designee.

Agency: LifeMoves		Personnel Expense			Calculations	
List all staff positions, their salary, and the FTE for this program	Combined Total Contract budget for FY26-27	FY26	FY27			
Case Managers (1 FTE)	136,448	66,560	69,888	Average hourly salary of Case manager \$32, \$32*2080 yearly hours = 66,560	Year 2 labor costs include estimated increases for possible raises.	
Bilingual case manager (2 FTE)	298,480	145,600	152,880	Average hourly salary of Bilingual Case manager \$35, \$35*2080 yearly hours*2 Bilingual Case managers= 145,600	Year 2 labor costs include estimated increases for possible raises.	
Program Director (1 FTE)	209,100	102,000	107,100	Average salary of Program Director at LM is \$102,000	Year 2 labor costs include estimated increases for possible raises.	
Director of Regional Outreach Initiatives (0.1 FTE)	33,579	16,380	17,199	Average salary of Regional Director at LM is 163800, \$163800 *0.10 = 16,380	Year 2 labor costs include estimated increases for possible raises.	
Fringe Benefits	277,819	135,521	142,297	41% of the sum of Case Managers, Program Director, Director of Regional Outreach Initiatives, and Bilingual Case Manager	41 % Fringe Benefits	
Total Labor Cost, \$:	\$ 955,426	\$ 466,061	\$ 489,364			
Non Labor Operating Costs					Description/Explanation	
Client Subsidies	62,667	31,333	31,334	Average spending \$2600 per month \$2660*12= 31,334	Financial assistance to reduce barriers to stability and permanent housing, including housing application fees, fines or security deposit holds, utility assistance, credit repair services, and storage rentals. Transportation support to access appointments, training, and healthcare, through bus tokens, Lyft rides, and/or car repair assistance.	
Client Supplies	4,000	2,000	2,000	Average spending \$170 per month \$166*12= 2,000	Clothes, socks, shoes, (adult) diapers, medical supplies, pets supplies, items for client basic needs	
Client Food	12,000	6,000	6,000	Average spending \$500 per month \$500*12= 6,000	Food and beverage	
Food Supplies	1,000	500	500		Supplies such as utensils for clients	
Office Supplies	2,000	1,000	1,000		Basic administrative materials needed in the field accessed through a central service hub near encampments or admin office - paper, printing toner, pens, books, desk, bags, backpacks, business cards notepads.	
Program/Maint Supplies	4,000	2,000	2,000	Estimated average spending \$170 per month \$166*12= 2,000	Maintenance & cleaning supplies (hand sanitizer, garbage bags, etc) essential safety equipment (PPE, first aid kits, fire blankets, etc.), uniforms, clipboards, hats, jackets, gloves, etc. with organization logo for safety and so that outreach workers are easily identifiable.	
Computer hardware	2,000	1,000	1,000		Computer related Hardware- PCs, tablets, components, accessories	
Computer Software	2,000	1,000	1,000		Computer related software expenses- Apps, etc. (Marketing, Development using), Microsoft software, SEMRUSA, Adobe	
Phone/Internet/TV	6,720	3,360	3,360	\$70 per month allowed for Phone reimbursement per employee. 4 FTE*\$70*12 Months = 3,360	Work cell phone, phone lines, TV cable - Vendor: T-Mobile, Comcast, AT&T	
Training/Conferences	2,000	1,000	1,000		In-person and online training courses and exams (e.g. Motivational Interviewing, Food Safety, etc.) and registration fees (e.g. SMC Housing Leadership Day, National Leadership Summit, etc.)	

7.D. - Page 25 of 64

Vehicle Operating Expenses	4,000	2,000	2,000		DMV registration/renewal, vehicle repairs & maintenance, accessories for fleet, EV Charges, FastTrack
Mileage	7,100	3,550	3,550	Estimated average spending \$300 per month \$296*12= 2,000	Employee mileage reimbursements, gas, toll, parking, car wash/details, violation
Contractor Services	2,000	1,000	1,000		Costs for third party contractors: translation and interpretation services (on-demand and written) - Hanna (vendor), MedWaste, TB Test, Live Scan
Total Non-Labor Cost, \$:	\$ 111,487	\$ 55,743	\$ 55,744		
D. Admin Expense					
Administrative Expense	148,087	72,296	75,791	15% of Total Labor and Non Labor, excluding Client Supplies, Client Subsidies, Food Supplies and Client Food	Admin costs- 15% (Organization-wide shared services: General office operations, IT support, shared utilities (electricity, water, trash, etc.), Organization-wide administrative and management salaries)
subtotal admin expense	148,087	72,296	75,791		
Total Expenses	\$ 1,215,000	\$ 594,100	\$ 620,900		



REQUEST FOR QUALIFICATIONS (RFQ) RELEASE ALERT

ENCAMPMENT OUTREACH

FOR THE

CITY OF REDWOOD CITY

CITY MANAGER’S OFFICE

KEY DATES

EVENT	DATES	LINK/EMAIL
Release Request for Qualifications	September 17, 2025	https://www.redwoodcity.org/business/bids-proposals
Email of Intent to Respond	Submit by October 15, 2025 by 5PM PDT	Email Intent to Respond to Liz Lange at elange@redwoodcity.org
Questions about RFQ	Submit by October 15, 2025 by 5PM PDT	Email questions to Liz Lange at elange@redwoodcity.org
Proposal Due	October 29, 2025 by 5PM PDT	Submit proposals via email to Liz Lange at elange@redwoodcity.org Email subject line should be listed as “Redwood City Encampment Outreach RFQ Submission”
Notice of selected agency	November 2025	
Anticipated contract start date	January 2026	
Anticipated contract end date	December 2027	

The schedule above has been established for conducting this selection process. The City of Redwood City reserves the right, however, to modify this schedule at any time.

RFQ COMPONENTS

SECTION I	INTRODUCTION	PAGE 3
SECTION II	BACKGROUND	PAGE 3-4
SECTION III	PURPOSE OF THIS RFQ	PAGE 4
SECTION IV	SCOPE OF SERVICES	PAGE 4-7
SECTION V	INSTRUCTIONS FOR PROPOSALS	PAGE 7-10
SECTION VI	EVALUATION OF PROPOSALS	PAGE 10
SECTION VII	SELECTION PROCESS	PAGE 11
SECTION VIII	QUESTIONS AND INQUIRIES	PAGE 11
SECTION IX	ADDITIONAL INFORMATION	PAGE 12
SECTION X	ATTACHMENTS	PAGE 13-25

I. INTRODUCTION

The [City of Redwood City](#) (“City”), California is a Charter City founded in 1867 under the laws of the State of California and is run by a council-manager form of government. [Housing](#) and [Homelessness Services](#) are led from the City Manager’s Office and the team is comprised of one Assistant City Manager, one Housing Leadership Manager, three Management Analysts, and one Housing and Economic Development Specialist.

The City has a long history of collaborating with the County and non-profit community partners in addressing housing and homelessness. This includes:

- Establishing the Information and Referral Program at the [Fair Oaks Community Center](#) in the 1980s when the county needed a local partner to provide safety net services and to connect unsheltered residents to the countywide homeless services system.
- Being the home city of multiple homeless programs and services including:
 - [Shelters/Temporary Housing](#): San Mateo County Navigation Center, Pacific Emergency Shelter (formerly Pacific Inn hotel), Redwood Family House, Spring Street Shelter, Young Adult Independent Living (YAIL), the former Maple Street Shelter (closed in 2023), and the former Daybreak Youth Shelter (closed in 2025)
 - [Permanent Supportive Housing](#): Casa Esperanza Permanent Supportive Housing, Cedar Street Apartments, Shores Landing Senior Supportive Housing Community, Waverly Place
 - [Services](#): Dignity on Wheels mobile shower and laundry, Catholic Worker House, Street Life Ministries, Sandwiches on Sunday
- Partnering with Project Sentinel to provide tenant-landlord counseling and fair housing services

II. BACKGROUND

The City received a grant from the State as part of the Encampment Resolution Funding Program and is seeking to contract with a local service provider.

1) Encampment Resolution Funding (“ERF-4-L”)

In late 2024, the [City received \\$2.85 million in state funding from the ERF program](#) (referred to as ERF-4-L) to help people living in targeted homeless encampments¹ find housing and support services. The ERF-4-L grant will continue the City’s outreach efforts, provide temporary and permanent housing assistance, and improve health and safety in areas where encampments exist. This new funding will focus on resolving encampments at the intersection of Highway 101 and Highway 84, Woodside Road, and Seaport Boulevard. ERF-4-L funds will be used towards rapid re-housing, services coordination, street outreach, interim sheltering, systems support, delivery of permanent housing, and prevention and diversion.

Through this RFQ, the City is seeking a service provider to support the following efforts:

¹ The map of homeless encampments funded with the ERF-4-L funds are found in Attachment B to this RFQ

- a) **Services coordination** – Includes direct case management services to people living in encampments. Services coordination may include access to workforce, education, and training programs, or other services needed to improve and promote housing stability for eligible persons.
- b) **Street Outreach** – Assist eligible persons to access crisis services, interim housing options, and permanent housing and services.

III. PURPOSE OF THIS RFQ

The City is currently seeking to contract with one non-profit or community partner to provide services coordination and street outreach to people living in the ERF-4-L prioritized encampments.

The selected Applicant will coordinate closely with the City’s Housing and Homelessness staff, other City staff, as needed, and with other community-based organizations serving Redwood City and San Mateo County.

Funding for these services will come from State pass-through grant funds. The City is requesting qualifications for these services. Final contract amounts and contract durations will be determined between the City and the selected Applicant(s). It is anticipated that the contract will not exceed \$1,215,000.00 and will expire on December 31, 2027.

Preference will be given to an Applicant that can perform all services outlined in this RFQ; however, the City will enter into one or more agreements with one or more Applicants depending on the range of applicants and expertise.

Please note that this RFQ is being launched in conjunction with the “Rent Assistance/Rapid Rehousing for People Experiencing Homelessness” RFQ. Applicants may apply for one or both RFQs. If an Applicant submits a proposal for both RFQs, proposals must be submitted separately and cannot be submitted as a joint proposal.

IV. SCOPE OF SERVICES

The City desires a Service Provider that has experience working with people experiencing homelessness and has experience providing these services in San Mateo County. The selected Applicant(s) shall provide services coordination and street outreach as requested by the City that fall under the areas of expertise noted in this RFQ. Such services² shall include:

A. Case Management

- i. Provide intensive case management and maintain regular contact and follow up to help clients transition into shelter and/or housing including exploring all housing options (hotel respite, apartments, rented rooms, shared housing, family reunification, etc.) that may be of interest to the client(s).
- ii. Case manager will utilize a client-centered approach and trauma informed care to assist clients with rapidly and sustainably exiting homelessness.
- iii. Case manager(s) will work with clients, determine their housing plan, review budget and resources, help move the clients towards their goals and work regularly with the clients throughout the duration of the program.

² This list of services to be provided may evolve based on proposal responses to this RFQ

- iv. Support participants to stabilize in housing, and connect them to community and mainstream services and supports if needed.
- v. Connect clients to other city-administered programs, including hotel respite and housing subsidies, and coordinate with the Fair Oaks Community Center and other system partners to align housing and service access.
- vi. Maintain knowledge of eligibility and referral/application processes for a wide range of housing programs and supportive services.
- vii. Provide warm hand-off to shelter case manager when client transitions into shelter.
- viii. Provide case management for up to six months after ERF case management clients move into permanent housing.

B. Street Outreach and Rapid Response

- i. Conduct regular and ongoing outreach to designated ERF-4-L areas where unsheltered homeless people live. Provider will conduct outreach services at each ERF-4-L site at the frequency requested by Redwood City staff, which will vary over the term of the contract based on the numbers of and engagement status of the residents of each encampment.
- ii. Provide supplies or other items to assist clients with meeting their basic needs and to build rapport (examples include food, gift cards, socks, glasses)
- iii. Conduct rapid response outreach and engagement within eight (8) business hours of the request and maintain documentation of all inquiries and responses. Respond to and receive rapid response requests from the Dispatcher and via all referral processes developed by the San Mateo County Human Services Agency (HSA), including the Homeless Outreach and Mobile Engagement (HOME) App and any additional processes developed by HSA.
- iv. Coordinate with Redwood City staff and other service providers when there is a scheduled removal of an ERF-4-L encampment and conduct outreach services prior to scheduled removals at the frequency requested by Redwood City staff.
- v. Identify immediate needs that require short-term interventions, such as access to emergency shelter and other homeless system services, residential treatment programs, medical facilities, and other short-term assistance, as a step toward interim or permanent housing.

C. Services Coordination

- i. Assist individuals and families with connecting to Diversion/CES
- ii. Connect clients to mental health and substance use recovery services, including Street Medicine and BHRS.
- iii. Provide transportation assistance to ensure clients can access shelter, health services, and appointments.
- iv. Conduct assessments to identify immediate needs and link clients to emergency shelter, treatment, or short-term assistance.
- v. Support client stability through referrals to primary health care, behavioral health services, and recovery programs.

D. Data Collection, Documentation, and Evaluation

- i. Maintain by-name lists of individuals living in ERF-4-L encampments to assist with coordination of services. Provider must document the original ERF-4-L encampment³ the client was living in and track the client's current living situation each quarter.
- ii. Monitor data entry to ensure services are entered in a timely manner and that ongoing quality checks of data are conducted.

³ The map of homeless encampments funded with the ERF-4-L funds are found in Attachment B to this RFQ

- iii. Document outreach and engagement activities in the San Mateo County Clarity HMIS system within 72 hours of the outreach and engagement. This includes, but is not limited to, documenting current living situation after each contact, services provided, updating client and encampment information in the outreach module, and detailing service interactions as progress notes.
- iv. Quarterly reports that include the following:
 - a. Performance measures in the reporting period and contract-to-date.
 - b. Data on unduplicated clients served (number of individuals and number of households) in the reporting period and contract-to-date.
 - i. Data on number of clients that have been CES assessed, number of clients receiving outreach, number of clients receiving case management, and number of clients that transition into interim and permanent housing.
 - c. Data regarding the location and type of unit (studio apartment, in-law unit, shared housing, etc.) that clients have moved into, client’s living situation at beginning of contract, and client’s current living situation updated for each quarterly report
- v. Narrative report, which includes narrative describing program outcomes and status of performance toward goals, challenges, collaborations, strategies being implemented to increase performance outcomes, and other relevant information. Collaborate with the City to define and report on additional data points as needed
- vi. Reports and invoices will be submitted following the schedule below:

TABLE 1: REPORTING AND INVOICING SCHEDULE		
QUARTER	CONTRACT PERIOD	INVOICE AND REPORT DUE
Q1	July – September	October 20
Q2	October – December	January 20
Q3	January – March	April 20
Q4	April – June	July 20

E. Additional Requirements

- i. Work closely with partner agencies, including Bayside Homeless Outreach Team, to ensure services are coordinated, ensure coverage of encampments, and avoid duplication of services.
- ii. Work closely with HSA on the One Day Homeless Count, and other ad hoc initiatives to collect information regarding people experiencing homelessness.
- iii. Coordinate with the City on program implementation, grant progress for ERF-4-L, and performance outcomes, including, but not limited to:
 - a. Check-ins with City staff or partners for the purpose of coordinating, reporting and monitoring Contractor’s efforts to maximize impact;
 - b. Participation in the Redwood City Homeless Outreach and Service Provider’s group; and
- iv. Participation in other meetings as directed by City staff. There may be additional data, reports and requirements related to State and/or City requirements. The Provider will be notified in writing of any additional requirements.

Maximum Funding Available

The maximum request per applicant is capped at \$1,215,000.00. Funding comes from the ERF-4-L grant and is available as follows:

TABLE 2: FUNDING OVERVIEW	
PROGRAM	ERF-4-L
FUND SOURCE	State
ELIGIBLE USES	Services coordination and Street Outreach
CLIENT ELIGIBILITY	Must reside in the ERF-4-L identified encampments – See Attachment B
ADMINISTRATIVE RATE	No requirements
EXPENDITURE DEADLINE	December 31, 2027
FUNDS AVAILABLE	\$1,215,000.00

Award Terms

- Provider will submit invoices on a quarterly basis. The fee schedule will be outlined in the Agreement for Services.
- Payment will be made in the form of reimbursement for actual costs incurred. Payments will be made in the form of a check.
- The term for this award will be outlined in the Agreement for Services and is expected to commence in early 2026 and expire on December 31, 2027.
- Recipients must submit quarterly performance reports throughout the term of the Agreement
- Recipients must enter client information for all households served in the program in the Homeless Management Information System (HMIS). The City utilizes Clarity HMIS.
- Failure to submit performance reports, meet performance measures defined in the Agreement for Services, and/or meet expenditure deadlines may result in all or a portion of a Recipient’s remaining grant funds being recaptured by the City.

V. INSTRUCTIONS FOR PROPOSALS

A. READ ALL INSTRUCTIONS

Please read the entire RFQ and all attachments before preparing the proposal.

B. PROPOSAL ADDRESSES THE RFQ

The Applicant’s response to the RFQ must address the services requested by the City in such a way that it is clear that the Applicant understands the City’s needs.

C. PROPOSAL BECOMES CITY’S PROPERTY

By submitting a response, the responding Applicant acknowledges the RFQ and all materials submitted in response to this RFQ will become the property of the City.

D. MANDATORY RFQ SUBMITTAL MATERIALS

Each RFQ response shall be 8-1/2” x 11” vertical format for digital written materials, consisting only of the specified materials requested below. To be responsive, each RFQ submission must include only the following information in the format indicated.

Submittals not organized according to the following format may be rejected.

- 1. Cover Letter.** The cover letter shall be signed by an officer of the Applicant or joint venture or by another person with authority to act on behalf of and bind the entity. Indicate contact

person(s) for the project and contract negotiations and include name, title, operating address, email address, and phone number. Cover letter is limited to one page.

2. **Table of Contents.** All pages are to be numbered and the table of contents should identify each major section. Table of contents is limited to one page.
3. **Executive Summary.** This section of the proposal should provide a concise synopsis of the applicant's proposal and credentials to deliver the services sought under the RFQ. In addition, it should explain how the proposed services will differentiate itself from other organizations' services and the reasons the City should select the proposed Applicant. In this section, the Applicant should also clearly indicate which areas of expertise their submission falls under. The Executive Summary is limited to one page.
4. **Organization Information.** This section of the proposal must provide the following:
 - Provide the legal entity name, Federal Employer Identification Number (EIN), and form of business (i.e. Corporation, LLC, etc.).
 - Letter from IRS for 501(C)(3) Tax Exempt Status Attachment - Please provide a copy of the letter from the IRS confirming the organization's 501(C)3 tax exempt status (if applicable)
 - Provide the date of the Organization's establishment
 - Identify if the Organization is a subsidiary of a larger organization. If so, identify the parent organization
 - By-laws
 - Articles of Incorporation
 - Non-discrimination policy for Staff and Clients
 - Reasonable Accommodations Policy for Staff and Clients
 - Conflict of Interest Policy
 - Provide a primary contact name, address, phone number, and email address.
 - Identify the location of the Organization's headquarters or offices, which will directly support the implementation.
 - Identify the location, hours of operation, and contact information of finance support staff.
 - Provide the current number of people employed by the Organization.
 - List or attach the company's Redwood City business license number, or statement of understanding that a business license must be purchased prior to doing business with City.
 - Certified financial audit no more than one fiscal year old, prepared by a CPA
 - Identify if the Organization has filed any bankruptcy or insolvency processing in the last ten years.
 - Identify any mergers, formal partnerships, changes in organizational structure, or significant program transitions your organization has undergone within the past five years. If applicable, provide a description of the change(s) and any relevant details.
 - Identify any projects/programs that the Organization has completed in Redwood City in the past five years.
5. **Narrative Proposal.** Describe the Applicant's experience for the following subsections:
 - Please give an overview of your organization, including the following:
 - i. The general and special skills of the Applicant, and experience working in Redwood City, San Mateo County, or elsewhere in the Bay Area.
 - ii. Experience working with people experiencing homelessness, specifically chronically homeless individuals and individuals living in encampments/tents.

- iii. Explain how people with lived experience are incorporated into the agency's workforce and/or how they will be incorporated into this Proposal.
- iv. Experience with successful outcomes for people experiencing homelessness through multi-agency collaboration.
- v. How your agency incorporates a client centered approach to agency's programs and services.
- Please describe your agency's experience providing the following services and how the services proposed will fit into your agency's existing program and services
 - i. Services Coordination
 - ii. Case Management
 - iii. Street Outreach
 - iv. Rapid Response
- If selected, please describe your ramp up plan for this program.

6. Proposed Staffing Plan and Organizational Chart.

- Provide a list of proposed staffing positions for this program, their full time equivalent (FTE) for the program, the cost per FTE, and the roles and responsibilities of each staff
- Provide the project/program director and other key personnel who will be actively involved in project work including:
 - i. Additional personnel who will be available and may become involved in the project;
 - ii. The professional qualifications of the person or personnel who will be involved in the project;
- Staffing plan must indicate which positions are currently vacant

7. Budget and Financial Information.

- Proposed Line-Item Budget
 - i. Submit budget in excel format
- Leveraged funds for this program – *must include name of fund source, term of funds, and fund amount*
- Most recent Financial Audit

8. Terms and Conditions of Standard Agreement

- Certify that by submitting a response to this RFQ, Applicant agrees to the terms and conditions set forth in the City's Sample Agreement for Services (Attachment A)
- If there are any terms or conditions an Applicant cannot comply with, Applicants must indicate the specific section and reasoning for not being able to comply.

9. Optional: Letters of Recommendation.

E. EMAIL OF INTENT TO RESPOND

All Applicants interested or intending to respond to the RFQ should submit an electronic letter or statement by the specified deadline, via email by the date listed on the cover page. An Email of Intent to Respond will help ensure Applicant's receipt of RFQ amendments and other communications regarding the RFQ. The Email of Intent does not bind Applicants to submitting a proposal. The City may choose not to review the proposal from an Applicant that has not submitted an Email of Intent to Respond.

Applicants who anticipate submitting a proposal or who are considering submitting a proposal should register by submitting an email indicating the Applicant's intent to respond to this RFQ. The Email of Intent to Respond should be emailed the RFQ Coordinator. The following information should be included in the Letter:

- Name of Organization
- Name, title, and contact information of the Applicant's main contact

F. SUBMITTAL PROCESS

1. Delivery of Responses

All responses to this RFQ must be submitted in electronic format via email by **5:00PM PDT on October 29, 2025**. Responses must be submitted to the following email address: Liz Lange at elange@redwoodcity.org

Proposals received after the stated deadline will not be accepted. Advance submittals are permitted. Clearly mark the email Subject of submittals as follows: **“Redwood City Encampment Outreach RFQ Submission”**

2. Completeness of submittal

Submission of a proposal indicates acceptance by the Applicant of the conditions contained in this RFQ including all attachments unless clearly and specifically noted in the proposal submitted and provided in the contract between the City of Redwood City and the Applicant selected.

VI. EVALUATION OF PROPOSALS

The Applicant chosen will be selected on the basis of professional qualifications, experience and demonstrated competence including the following:

- Experience providing services in Redwood City and San Mateo County
- Experience providing the services requested and/or similar services
- Experience with effective collaborative partnerships
- Client centered approach in providing services
- Incorporation of individuals with lived experience in program implementation
- Successful program outcomes
- Data Collection and Timeliness of Reporting
- Qualifications and experience of the designated Program Manager.
- Qualifications of other key personnel assigned to the project team (other than the Program Manager).
- Completeness of proposal content
- Ability to sign City's Agreement for Services and meet appropriate insurance requirements.

Please review the City's standard Agreement for Services (Attachment A). Please note insurance requirements and the Paragraph, entitled "indemnification". By submitting a proposal in response to this RFQ, Applicants agree to the terms of the City's standard Agreement for Services.

Each Applicant submitting a response to this RFQ acknowledges and agrees that the preparation of all materials for submittal to the City and all presentations, related costs and travel expenses are at the Applicants' sole expense and the City shall not, under any circumstances, be responsible for any cost or expense incurred by the candidate. In addition, each Applicant acknowledges and agrees that all documentation and/or materials submitted with in response to this request shall remain the property of the City.

VII. SELECTION PROCESS

Evaluation of all proposals will be completed by City staff as follows:

1. Initial Review and Scoring of Proposals
2. Request for Additional Information/Clarifications from Applicants, as needed
3. Follow-up Interviews and Discussion with Finalist Applicants, as needed
4. Preliminary Awarding of Contract
5. Finalize Contract

After the proposals are received, the City shall review and evaluate them for responsiveness to the RFQ in order to determine whether the Applicant possesses the qualifications necessary for the satisfactory performance of the services required. The City may also investigate qualifications of all Applicants to whom the award is contemplated, and the City may request clarifications of proposals directly from one or more Applicants.

The City reserves the right, at its sole discretion, to request clarifications of proposals or to conduct discussions for the purpose of clarification with any or all Applicants. The purpose of any such discussions shall be to ensure full understanding of the proposal. Discussions shall be limited to specific sections of the proposal identified by the City and, if held, shall be after initial evaluation of proposals are complete. If clarifications are made as a result of such discussion, the vendor shall put such clarifications in writing.

In the event the City chooses to conduct interviews as part of the selection process, the City will determine how to proceed with that process. The Applicant(s) selected for the interview will be allowed to present their experience and project approach. Following the presentation, there may be informal question and answer discussion.

At the conclusion of the evaluation, the City will enter into contract negotiations with the top-ranking Applicant(s). City staff will make recommendations to the City Council, which reserves the right to reject any or all proposals. The selection process will be completed when a contract(s) is executed.

Furthermore, the City reserves the right to reject any or all proposals, and to waive any and all irregularities to choose the Applicant which, in the City's opinion, best serves the City's interests.

VIII. QUESTIONS AND INQUIRIES

All communications, including specific questions concerning the RFQ, should be submitted via email to the RFQ Coordinator by the date listed on the cover page of this RFQ. Questions should clearly identify the relevant section of the RFQ. Questions regarding the information contained in the RFQ document must be submitted in writing by email to Liz Lange at elange@redwoodcity.org

Contact with anyone else in the City related to this RFQ is expressly forbidden and may result in the disqualification of the Applicant's proposal.

IX. ADDITIONAL INFORMATION

Proposal Preparation Costs

The City will not pay any costs associated with the preparation, submittal, or presentation of any proposal.

Completeness of Proposal

Submission of a proposal indicates acceptance by the prospective Applicant of the conditions contained in this RFQ unless clearly and specifically noted in the proposal submitted and provided in the contract between the City of Redwood City and the Applicant selected.

Late Proposals

Proposals received late will not be opened or given any consideration for the proposed services unless doing so is deemed to be in the best interest of the City, as determined in the sole discretion of the City. All proposals will be date/time stamped upon receipt. All proposals received prior to the deadline for proposals will be kept in a secure place.

RFQ Amendment and Cancellation

The City reserves the right to amend this RFQ in writing at any time. The City also reserves the right to cancel or reissue all or any part of the RFQ at its sole discretion. If an amendment is issued, it will be provided to all vendors who have submitted a letter of Intent to Respond via email. Applicants will respond to the final written RFQ including any exhibits, attachments, and amendments issued by the City.

City's Standard Terms and Conditions

The terms and conditions set forth in Attachment A will apply to any contract resulting from this RFQ.

No Collusion

By submitting a proposal, the Applicant certifies that its submission is not the result of collusion or any other activity that would tend to influence the selection process directly or indirectly. The proposal will be used to determine the Applicant's capability of rendering the services to be provided.

Public Records Law

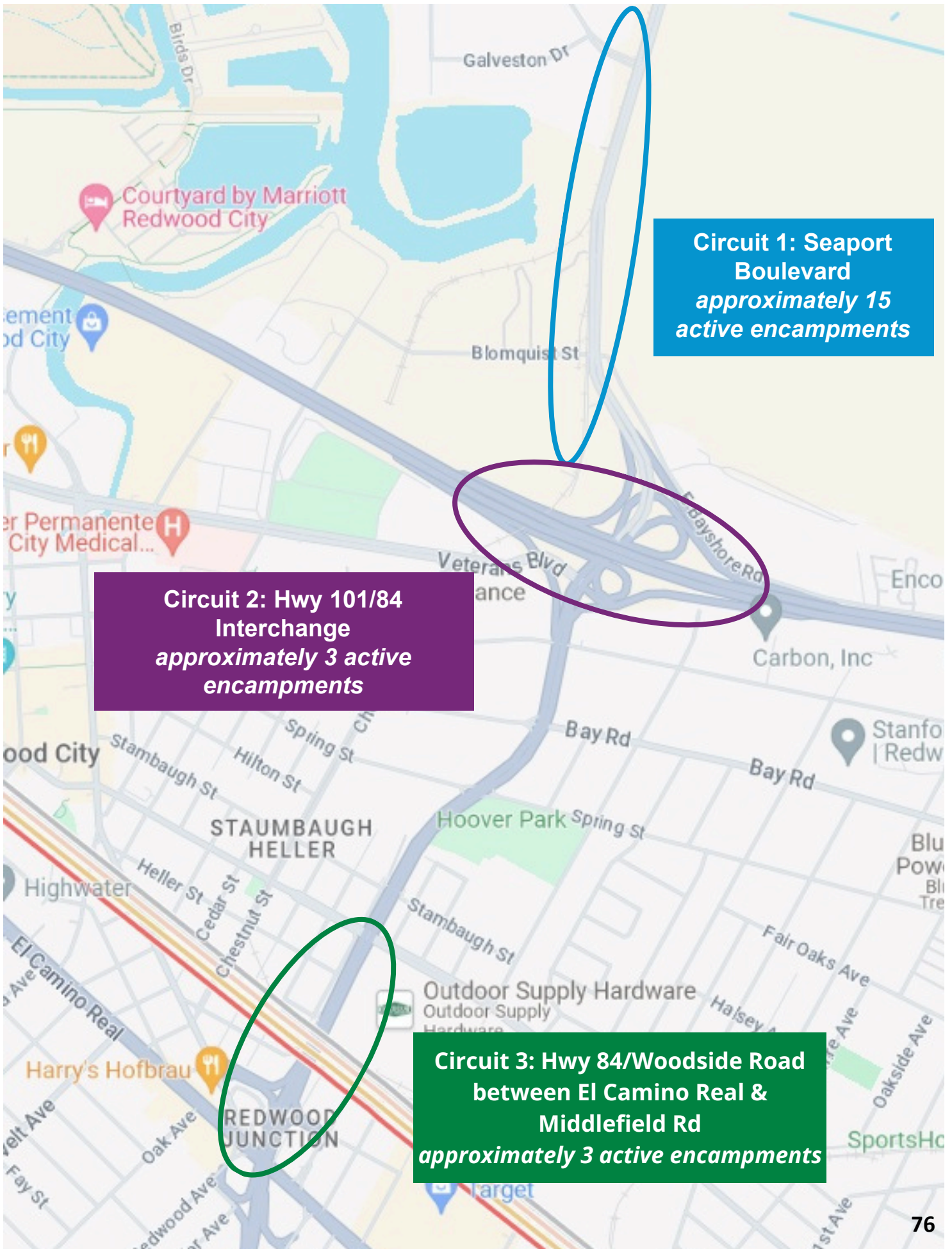
Pursuant to the California Public Records Act, Government Code Section 6250 and following, public records may be inspected and examined by anyone desiring to do so, at a reasonable time, under reasonable conditions, and under supervision by the custodian of the public record. All submitted proposals are subject to the California Public Records Act and may be determined to be public records subject to disclosure, even if the Applicant claims confidential treatment. The City will disclose public records as required under the California Public Records Act.

Each Applicant should be aware that although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the City might not be in a position to establish that the information, which a vendor submits, is a trade secret. If a request is made for information marked as "confidential" by the Applicant in their proposal, the City will provide the Applicant who submitted such information with reasonable notice to allow the Applicant to seek protection from disclosure by a court of competent jurisdiction.

X. ATTACHMENTS

- ATTACHMENT A – SAMPLE AGREEMENT FOR SERVICES
- ATTACHMENT B – ERF-4-L MAP OF ENCAMPMENTS

ATTACHMENT C ERF-4-L MAP OF ENCAMPMENTS



Circuit 1: Seaport Boulevard
approximately 15 active encampments

Circuit 2: Hwy 101/84 Interchange
approximately 3 active encampments

Circuit 3: Hwy 84/Woodside Road
between El Camino Real & Middlefield Rd
approximately 3 active encampments

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER 24-ERF-4-L-10005	PURCHASING AUTHORITY NUMBER (If Applicable)
---	---

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CONTRACTOR NAME
City of Redwood City

2. The term of this Agreement is:

START DATE
Upon HCD Approval

THROUGH END DATE
4/15/2029

3. The maximum amount of this Agreement is:
\$2,850,628.24 (Two Million Eight Hundred Fifty Thousand Six Hundred Twenty-Eight Dollars and Twenty-four Cents)

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits	Title	Pages
Exhibit A	Authority, Purpose, and Scope of Work	6
Exhibit B	Budget Detail and Payment Provisions	4
Exhibit C*	General Terms and Conditions	GTC 04/2017
Exhibit D	ERF General Terms and Conditions	11
Exhibit E	Special Terms and Conditions	2
	TOTAL NUMBER OF PAGES ATTACHED	23

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.

These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
City of Redwood City

CONTRACTOR BUSINESS ADDRESS 1017 Middlefield Road	CITY Redwood City	STATE CA	ZIP 94063
--	----------------------	-------------	--------------

PRINTED NAME OF PERSON SIGNING MGR-Melissa Diaz	TITLE City Manager
--	-----------------------

CONTRACTOR AUTHORIZED SIGNATURE <i>Melissa Stevenson Diaz</i>	DATE SIGNED Feb 28, 2025
--	-----------------------------

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER 24-ERF-4-L-10005	PURCHASING AUTHORITY NUMBER (If Applicable)
---	---

STATE OF CALIFORNIA


CONTRACTING AGENCY NAME Department of Housing and Community Development				
CONTRACTING AGENCY ADDRESS 651 Bannon Street, Suite 400		CITY Sacramento	STATE CA	ZIP 95811
PRINTED NAME OF PERSON SIGNING Synthia Rhinehart		TITLE Contract Office Manager, Contract Services Section		
CONTRACTING AGENCY AUTHORIZED SIGNATURE 		DATE SIGNED 3/7/2025		
CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL		EXEMPTION (If Applicable) Exempt per; SCM Vol. 1, 4.04., A.3 (DGS memo, dated 06/12/1981)		

EXHIBIT A**AUTHORITY, PURPOSE, AND SCOPE OF WORK****1. Authority**

The State of California has established the Encampment Resolution Funding Program (“ERF” or “Program”) pursuant to Chapter 7 (commencing with Section 50250) of Part 1 of Division 31 of the Health and Safety Code. ERF was amended by AB 166 (Statutes of 2024, Chapter 48, Sec.14-15, effective July 2, 2024).

The Program is administered by the California Department of Housing and Community Development (“HCD”) in the Business, Consumer Services and Housing Agency (“Agency”). ERF provides one-time, competitive grant funds to Continuums of Care and / or Local Jurisdictions as defined below. To date, there have been three previous rounds of the Encampment Resolution Funding Program. This Standard Agreement governs the Lookback Disbursement in Round 4 of the ERF Program (“ERF-4-L”). For this Standard Agreement, ERF-4-L is synonymous with “ERF” or “Program” and refers to programs and grantees under Health and Safety Code 50252.1(b).

This Standard Agreement along with all its exhibits (“Agreement”) is entered into by HCD and a Continuum of Care or a Local Jurisdiction (“Grantee”) under the authority of, and in furtherance of, the purpose of the Program. In signing this Agreement and thereby accepting this award of funds, the Grantee agrees to comply with the terms and conditions of this Agreement, the [Notice of Funding Availability](#) (“NOFA”) dated November 27, 2023, under which the Grantee applied, the representations contained in the Grantee’s application, HCD guidance or directives, and the requirements appearing in the statutory authority for the Program cited above.

2. Purpose

As stated in the NOFA, the Program’s objective is to fund actionable, person-centered local proposals that resolve the experience of unsheltered homelessness for people residing in encampments. Resolving these experiences of homelessness will necessarily address the safety and wellness of people within encampments, resolve critical encampment concerns, and transition individuals into interim shelter with clear pathways to permanent housing or directly into permanent housing, using data informed, non-punitive, low-barrier, person-centered, Housing First, and coordinated approaches. These projects must comply with the principles of Housing First as defined in Welfare and Institutions Code section 8255. Proposals may bolster existing, successful models and/or support new approaches that provide safe stable, and ultimately permanent housing for people experiencing homelessness in encampments. Expenditures shall be consistent with the legislative intent of the authorizing statute to ensure the safety and wellness of people experiencing homelessness in encampments.

Program Name: Encampment Resolution Funding Program “ERF”
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT A**3. Definitions**

The following Encampment Resolution Funding Program terms are defined in accordance with Health and Safety Code section 50250, Subdivisions (a) – (m);

- (a) “Additional funding round moneys” means moneys appropriated for the program in or after fiscal year 2022–23.
- (b) “Agency” means the Business, Consumer Services, and Housing Agency.
- (c) “Applicant” means a continuum of care or local jurisdiction.
- (d) “Continuum of Care” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.
- (e) (1) Subject to paragraph (2), “council,” unless context requires otherwise, means the California Interagency Council on Homelessness, previously known as the Homeless Coordinating and Financing Council created pursuant to Section 8257 of the Welfare and Institutions Code.

(2) Unless context requires otherwise, “council,” with respect to the administration of this chapter on or after the effective date of the act adding this paragraph, means the department.
- (f) “County” includes, but is not limited to, a city and county.
- (g) “Department” means the California Department of Housing and Community Development.
- (h) “Funding round 1 moneys” means moneys appropriated for the program in fiscal year 2021–22.
- (i) “Homeless” has the same meaning as in Section 578.3 of Title 24 of the Code of Federal Regulations.
- (j) “Local Jurisdiction” means a city, including a charter city, a county, including a charter county, or a city and county, including a charter city and county.
- (k) “Program” means the Encampment Resolution Funding program established pursuant to this chapter.
- (l) “Recipient” means an applicant that receives grant funds from HCD for the purposes of the program.

Program Name: Encampment Resolution Funding Program “ERF”
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT A

(m)“State right-of-way” means real property held in title by the State of California.

Additional definitions for the purposes of ERF program:

“Grantee” is a Continuum of Care or a Local Jurisdiction that receives grant funds from HCD for the purposes of the program. Grantee is synonymous with “Recipient.”

“Subrecipients” or “Subgrantees” are entities that receive subawards from “Recipients” or “Grantees” to carry out part of the Program.

“Expended” means all ERF funds obligated under contract or subcontract that have been fully paid and receipted, and no invoices remain outstanding.

“Obligate” means that the Grantee has placed orders, awarded contracts, received services, or entered into similar transactions that require payment using ERF funding. Grantees must expend and obligate the funds by the statutory deadlines set forth in this Exhibit A.

4. **Scope of Work**

This Scope of Work identifies the terms and conditions necessary to accomplish the Program’s intended objectives.

As detailed in [Exhibit A.2](#), the Program’s objective is to fund grantees to implement actionable, person-centered local proposals that resolve the experience of unsheltered homelessness for people residing in encampments.

Grantees will implement their ERF funded local proposals in compliance with the terms and conditions of this Agreement, the NOFA under which the Grantee applied, the representations contained in the Grantee’s application, HCD guidance and directives, and the requirements per the authorizing statute.

Expenditures shall be consistent with the legislative intent of the authorizing statute to ensure the safety and wellness of people experiencing homelessness in encampments. Permissible eligible uses and activities are detailed below in Exhibit B, Budget Details and Payment Provisions.

Grantees are expected to be close partners with HCD. This means timely and accurate reporting, candid communication of successes and challenges, and availability of persons, information, or materials.

Program Name: Encampment Resolution Funding Program “ERF”
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT A

Quarterly reporting requirements are detailed below in [Exhibit D.4, Reporting, Evaluation, and Audits](#).

Fiscal deadlines are detailed below in [Exhibit A.6, Effective Date, Term of Agreement, and Deadlines](#).

Grantees shall complete a Final Work Product (as detailed below in [Exhibit A.6.D](#)) and participate in a program evaluation regarding their implementation of ERF awards. To support this effort, HCD will make Technical Assistance available.

HCD maintains sole authority to determine if a Grantee is acting in compliance with the program objectives and may direct Grantees to take specified actions or risk breach of this Agreement. Grantees will be provided reasonable notice and HCD’s discretion in making these determinations are absolute and final.

5. **HCD Contract Coordinator**

HCD’s Contract Coordinator for this Agreement is HCD’s Grant Program Design Section Chief or the Grant Program Design Section Chief’s designee. Unless otherwise instructed, any communication shall be conducted through email to the HCD Contract Coordinator or their designee. If documents require an original signature, the strongly preferred form is an e-Signature in accordance with the Uniform Electronic Transactions Act (UETA). If an Awardee is unwilling or unable to sign a document electronically, HCD shall accept wet or original signed documents. These documents containing wet signatures should be both mailed to HCD and scanned and emailed as instructed. State law or policy may require the use of wet signatures for specific documents. The Representatives during the term of this Agreement will be:

	PROGRAM	GRANTEE
ENTITY:	California Department of Housing and Community Development	City of Redwood City
SECTION/UNIT:	Policy and Program Support	
ADDRESS:	651 Bannon Street, Suite 400 Sacramento, CA, 95811	1017 Middlefield Road Redwood City, CA 94063
CONTRACT COORDINATOR	Sarah Poss	Teri Chin

Program Name: Encampment Resolution Funding Program “ERF”
 NOFA Date: November 27, 2023
 Approved Date: 11/19/2024
 Prep. Date: 01/22/2025

EXHIBIT A

PHONE NUMBER:	(916) 890-8970	(650) 780-7510
EMAIL ADDRESSES:	HPDHomelessnessGrants@hcd.ca.gov Sarah.Poss@hcd.ca.gov	tchin@redwoodcity.org

The Department reserves the right to change their HCD Contract Coordinator, designee, contract administering entity, and / or contact information at any time with reasonable notice to the Grantee.

All requests to update the Grantee information listed within this Agreement shall be emailed to the HCD grant’s general email box at HPDHomelessnessGrants@hcd.ca.gov.

Notice to either party may be given by email. Such notice shall be effective when received as indicated on email. Changes to the HCD Contract Coordinator, designee, and / or contact information or grantee information can be made without a formal amendment.

6. Effective Date, Term of Agreement, and Deadlines

- A. This Agreement is effective upon execution by HCD, which includes signature from the Grantee and HCD. This is indicated by the HCD provided signature and date on the second page of the accompanying STD 213, Standard Agreement.
- B. Performance shall start no later than 30 days, or on the express date set by HCD and the Grantees, after all approvals have been obtained and the Grant Agreement is fully executed. Should the Grantee fail to commence work at the agreed upon time, HCD, upon five (5) days written notice to the grantee, reserves the right to terminate the Agreement.
- C. Grantees will continue to perform until the Agreement is terminated, including data reporting and participation in program evaluation activities, as needed.
- D. This Agreement will terminate on April 15, 2029.

Grantees shall submit a Final Work Product by April 1, 2028. The Final Work Product will include programmatic and fiscal data and a narrative on the outputs and outcomes of the program on a reporting template to be provided by HCD.

Program Name: Encampment Resolution Funding Program “ERF”
 NOFA Date: November 27, 2023
 Approved Date: 11/19/2024
 Prep. Date: 01/22/2025

EXHIBIT A

HCD will review submitted Final Work Products and collaborate with Grantees to cure any deficiencies by April 15, 2029.

Grantees are expected to continue performing until April 15, 2029. This means timely and accurate reporting, candid communication of success or shortcomings, and availability of persons, information, or materials.

E. Expenditure and Obligation Deadlines:

- 1) Grantees shall expend no less than 50 percent and obligate 100 percent of Program funds by June 30, 2026.
- 2) Grantees that have not obligated 100 percent of their Program funds by June 30, 2026, shall submit an alternative disbursement plan to HCD for approval no later than July 30, 2026. This alternative disbursement plan should detail the explanation for the delay and plans for all future obligations and expenditures.
- 3) Grantees not meeting the requirements outlined in paragraph (2) above may be subject to additional corrective action, as determined by HCD.
- 4) All Program funds (100 percent) shall be expended by June 30, 2027. Any funds not expended by this date shall revert to the fund of origin pursuant to HSC Section 50253(d)(5).

EXHIBIT B

HCD reserves the right to amend or adjust this process as necessary.

2) Conditions requiring a budget modification request:

Changes may be made to the timing (e.g., fiscal year) of eligible use expenditures without prior approval by HCD so long as the total expenditures (actual and projected) for each eligible use category remain the same as approved in the standardized budget and align with the expenditure deadlines expressed in statute.

Any decrease or increase to the total expenditures for any eligible use category must be approved by HCD's Grant Program Design Section Chief or their designee, in writing, before the Grantee may expend Program funds according to an alternative standardized budget. The Grants Program Design Section Chief will respond to Grantee with approval or denial of request. Failure to obtain written approval from HCD before implementation of a programmatic or fiscal change as required by this section may be considered a breach of this Agreement. A breach of this agreement may result in remedies listed below in [Exhibit D.6, Breach and Remedies](#).

Regardless of an increase or decrease of an expenditure amount, any significant or material programmatic or fiscal change shall be submitted to HCD for prior approval.

B. Eligible Uses

Eligible uses and activities must be consistent with HSC Sections 50250 – 50254.5, other applicable laws, the terms and conditions of this Agreement, HCD guidance or directives, the NOFA under which the Grantee applied, representations contained in the Grantee's application, and the Purpose of the Program as detailed in [Exhibit A.2, Purpose](#).

Eligible uses and activities include, but are not limited to, the following:

Rapid Rehousing: Rapid rehousing, including housing identification services, rental subsidies, security deposits, incentives to landlords, and holding fees for eligible persons, housing search assistance, case management and facilitate access to other community-based services.

Operating Subsidies: Operating subsidies in new and existing affordable or supportive housing units, emergency shelters, and navigation centers. Operating subsidies may include operating reserves.

Program Name: Encampment Resolution Funding Program "ERF"

NOFA Date: November 27, 2023

Approved Date: 11/19/2024

Prep. Date: 01/22/2025

EXHIBIT B

Street Outreach: Street outreach to assist eligible persons to access crisis services, interim housing options, and permanent housing and services.

Services Coordination: Services coordination, which may include access to workforce, education, and training programs, or other services needed to improve and promote housing stability for eligible persons, as well as direct case management services being provided to persons.

Systems Support: Systems support for activities that improve, strengthen, augment, complement, and/or are necessary to create regional partnerships and a homeless services and housing delivery system that resolves persons' experiences of unsheltered homelessness.

Delivery of Permanent Housing: Delivery of permanent housing and innovative housing solutions, such as unit conversions that are well suited for eligible persons.

Prevention and Shelter Diversion: Prevention and shelter diversion to permanent housing, including flexible forms of financial assistance, problem solving assistance, and other services to prevent people that have been placed into permanent housing from losing their housing and falling back into unsheltered homelessness. This category is only available to serve people who were formerly residing in the prioritized ERF encampment site.

Interim Sheltering: Interim sheltering, limited to newly developed clinically enhanced congregate shelters, new or existing non-congregate shelters, and operations of existing navigation centers and shelters based on demonstrated need that are well suited for eligible persons.

Improvements to Existing Emergency Shelters: Improvements to existing emergency shelters to lower barriers, increase privacy, better address the needs of eligible persons, and improve outcomes and exits to permanent housing.

Administration: up to 5% of awarded Program funds may be applied to administrative costs.

Program funds shall not be expended on Site Restoration or other Ineligible Costs as detailed immediately below.

Program Name: Encampment Resolution Funding Program "ERF"

NOFA Date: November 27, 2023

Approved Date: 11/19/2024

Prep. Date: 01/22/2025

EXHIBIT B

5. **Ineligible Costs**

ERF shall not be used for costs associated with activities in violation, conflict, or inconsistent with Health and Safety Code sections 50250 – 50254.5, other applicable laws, the terms and conditions of this Agreement, HCD guidance or directives, the NOFA under which the Grantee applied, representations contained in the Grantee’s application, and the Purpose of the Program as detailed in [Exhibit A.2, Purpose](#).

Moreover, no parties to this contract nor their agents shall directly or indirectly use ERF awards for any use or activity that is in violation, conflict, or inconsistent with the legislative intent of the authorizing statute to ensure the safety and wellness of people experiencing homelessness in encampments. ERF funded activities that cause a traumatic effect are inconsistent with ensuring the safety and wellness of people experiencing homelessness in encampments.

HCD, at its sole and absolute discretion, shall make the final determination regarding the allowability of ERF expenditures.

HCD reserves the right to request additional clarifying information to determine the reasonableness and eligibility of all uses of the funds made available by this Agreement. If the Grantee or its funded subrecipients use ERF funds to pay for ineligible activities, the Grantee shall be required to reimburse these funds to HCD at an amount and timeframe determined by HCD.

An expenditure which is not authorized by this Agreement, or by written approval of HCD, or which cannot be adequately documented, shall be disallowed, and must be reimbursed to HCD by the Grantee at an amount and timeframe determined by HCD.

Program funds shall not be used to supplant existing local funds for homeless housing, assistance, prevention, or encampment resolution.

Unless expressly approved by HCD in writing reimbursements are not permitted for any Program expenditures prior to this Agreement’s date of execution.

Program Name: Encampment Resolution Funding Program “ERF”
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D**ERF GENERAL TERMS AND CONDITIONS****1. Termination and Sufficiency of Funds****A. Termination of Agreement**

HCD may terminate this Agreement at any time for cause by giving a minimum of 14 days' notice of termination, in writing, to the Grantee. Cause shall consist of violations of any conditions of this Agreement, violation of any federal or state laws; or withdrawal of HCD's expenditure authority as described in [Exhibit D, Breach and Remedies](#). Upon termination of this Agreement, unless otherwise approved in writing by HCD, any unexpended funds received by the Grantee shall be returned to HCD within 30 days of HCD's specified date of termination.

B. Sufficiency of Funds

This Agreement is valid and enforceable only if sufficient funds are made available to HCD by legislative appropriation. In addition, this Agreement is subject to any additional restrictions, limitations or conditions, or statutes, regulations, or any other laws, whether federal or those of the State of California, or of any agency, department, or any political subdivision of the federal or State of California governments, which may affect the provisions, terms or funding of this Agreement in any manner.

2. Transfers

Grantee may not transfer or assign by subcontract or novation, or by any other means, the rights, duties, or performance of this Agreement or any part thereof, except as allowed within [Exhibit D.12, Special Conditions – Grantees/Subgrantee](#) or with the prior written approval of HCD and a formal amendment to this Agreement to affect such subcontract or novation.

3. Grantee's Application for Funds

Grantee submitted a standardized budget to HCD as part of their application for the Program.

Grantee warrants that all information, facts, assertions and representations contained in the application and approved modifications and additions thereto are true, correct, and complete to the best of the Grantee's knowledge. In the event that any part of the application, or any approved modification or addition thereto is untrue, incorrect, incomplete, or misleading in such a manner that would substantially affect HCD approval, disbursement, or monitoring of the funding and the grants or activities

Program Name: Encampment Resolution Funding Program "ERF"

NOFA Date: November 27, 2023

Approved Date: 11/19/2024

Prep. Date: 01/22/2025

EXHIBIT D

governed by this Agreement, then HCD may declare a breach of this Agreement and take such action or pursue such remedies as are legally available.

4. **Reporting, Evaluation, and Audits**

A. **Reporting Requirements**

1) Timing and Format of Reports.

Grantee is required to provide HCD or its agents with all data and outcomes that may inform an assessment of the funded proposal. Grantees shall report quarterly, annually, and have one Final Work Product submitted prior to this Agreement's termination.

The quarterly, annual, and Final Work Product reports shall be submitted on a template to be provided by HCD at least 90 days prior to the first reporting deadline. HCD may request interim reports as needed and will provide no less than 30 days' notice to Grantees.

2) Required Data

Grantees will be required to provide, at minimum:

- a) Outreach and service path data at the anonymized, individual level.
- b) Current housing status of persons served in the aggregate.
- c) Status of funding as presented in the HCD approved, standardized budget.
- d) Continued confirmation that projects receiving ERF funds are populated timely into HMIS and use HCD supplied funding codes.

HCD's discretion in identifying which information shall be included in these reports is final. Grantees shall also report information in the form and manner required by HCD. Failure to comply will be considered a breach.

Pursuant to HSC Section 50254.5, grantees shall provide data elements, including, but not limited to, health information, in a manner consistent with state and federal law, to their local Homeless Management Information System for tracking in the statewide Homeless Data Integration System.

Pursuant to HSC Section 50254.5(b)(2)(C), Grantees shall report individual, client-level data for persons served by grant funding to HCD, in addition to any data reported through local Homeless Management

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D

Information System, as required by HCD for the purposes of research and evaluation of grant performance, service pathways, and outcomes for people served.

Grantees shall comply with the data entry requirements of AB 977, located at Welfare and Institutions Code section 8256(d).

3) HCD usage of Reports

Pursuant to HSC Section 50254.5(b)(2)(D), HCD may use information reported directly from grantees and through statewide Homeless Data Integration System for the purposes of research and evaluation of grant performance, service pathways, and outcomes for people served.

4) Failure to Report

If the Grantee fails to provide any such report, HCD may recapture any portion of the amount authorized by this Agreement with a 14-day written notification.

B. Evaluation

- 1) At HCD's discretion, Grantees shall participate in a program evaluation regarding their implementation of ERF awards. To support this effort, HCD will contract a third party to complete the evaluation.
- 2) Grantees are expected to be close partners with HCD for this program evaluation and for all evaluative aspects of this Program. This means timely and accurate reporting, candid communication of successes or challenges, and availability of persons, information, or materials. More specifically, Grantees must cooperate with HCD, or its designee as reasonably required to implement an evaluation plan. This includes providing or facilitating the collection of data and materials as reasonably requested by HCD or its designee.
- 3) For the purpose of evaluation, HCD or its designee may visit sites related to the project and film, tape, photograph, interview, and otherwise document Grantee's operations during normal business hours and with reasonable advance notice.
- 4) Grantees should maintain active data, documents, and filings in anticipation of this evaluation. Special care should be taken to organize

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D

and preserve internal work products that guided implementation by the Grantee or subgrantee.

- 5) Grantees shall notify HCD and provide copies of any reports or findings if Grantee conducts or commissions any third-party research or evaluation regarding their funded project.
- 6) All terms and conditions that apply to reporting similarly apply to evaluation.

C. Auditing

HCD reserves the right to perform or cause to be performed a financial audit. At HCD request, the Grantee shall provide, at its own expense, a financial audit prepared by a certified public accountant. Should an audit be required, the Grantee shall adhere to the following conditions:

- 1) The audit shall be performed by an independent certified public accountant.
- 2) The Grantee shall notify HCD of the auditor's name and address immediately after the selection has been made. The contract for the audit shall allow access by HCD to the independent auditor's working papers.
- 3) The Grantee is responsible for the completion of audits and all costs of preparing audits.
- 4) If there are audit findings, the Grantee must submit a detailed response acceptable to HCD for each audit finding within 90 days from the date of the audit finding report.

5. Inspection and Retention of Records**A. Record Inspection**

HCD or its designee shall have the right to review, obtain, and copy all records and supporting documentation pertaining to performance under this Agreement. The Grantee agrees to provide HCD, or its designee, with any relevant information requested within 30 days of a written request.

The Grantee agrees to give HCD or its designee access to its premises, upon reasonable notice and during normal business hours, for the purpose of interviewing employees who might reasonably have information related to such

Program Name: Encampment Resolution Funding Program "ERF"

NOFA Date: November 27, 2023

Approved Date: 11/19/2024

Prep. Date: 01/22/2025

EXHIBIT D

records, and of inspecting and copying such books, records, accounts, and other materials that may be relevant to an investigation of compliance with the ERF laws, HCD guidance or directives, and this Agreement.

B. Record Retention

The Grantee further agrees to retain all records described in subparagraph A for a minimum period of five (5) years after the termination of this Agreement.

If any litigation, claim, negotiation, audit, monitoring, inspection, or other action has been commenced before the expiration of the required record retention period, all records must be retained until completion of the action and resolution of all issues which arise from it.

C. Public Records Act

The grantees' final ERF-4-L application, this contract, and other documents related to the grant are considered public records, which are available for public viewing pursuant to the California Public Records Act Division 10 (commencing with Section 7920.000) of Title 1 of the Government Code.

6. Breach and Remedies**A. Breach of Agreement**

Breach of this Agreement includes, but is not limited to, the following events:

- 1) Grantee's failure to comply with the terms or conditions of this Agreement.
- 2) Use of, or permitting the use of, Program funds provided under this Agreement for any ineligible activities.
- 3) Any failure to comply with the deadlines set forth in this Agreement.

B. Remedies for Breach of Agreement

In addition to any other remedies that may be available to HCD in law or equity for breach of this Agreement, HCD may:

- 1) Conduct program monitoring which will include a Corrective Action Plan (CAP) with findings, remedies, and timelines for resolving the findings.

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D

- 2) Bar the Grantee from applying for future ERF funds.
 - 3) Revoke any other existing ERF award(s) to the Grantee.
 - 4) Require the return of any unexpended ERF funds disbursed under this Agreement.
 - 5) Require repayment of ERF funds disbursed and expended under this Agreement.
 - 6) Require the immediate return to HCD of all funds derived from the use of ERF.
 - 7) Seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation or participation in the technical assistance in accordance with ERF requirements.
- C. All remedies available to HCD are cumulative and not exclusive.
- D. HCD may give written notice to the Grantee to cure the breach or violation within a period of not less than 14 days.

7. **Waivers**

No waiver of any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of HCD to enforce at any time the provisions of this Agreement, or to require at any time performance by the Grantee of these provisions, shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of HCD to enforce these provisions.

8. **Nondiscrimination**

During the performance of this Agreement, Grantee and its subrecipients shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex (gender), sexual orientation, gender identity, gender expression, race, color, ancestry, religion, creed, national origin (including language use restriction), pregnancy, physical disability (including HIV and AIDS), mental disability, medical condition (cancer/genetic characteristics), age (over 40), genetic information, marital status, military and veteran status, denial of medical and family care leave or pregnancy disability leave, or any other characteristic protected by state or federal law. Grantees and Sub grantees shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Grantee and its subrecipients shall comply with the provisions

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D

of California's laws against discriminatory practices relating to specific groups: the California Fair Employment and Housing Act (FEHA) (Gov. Code, Section 12900 et seq.); the regulations promulgated thereunder (Cal. Code Regs., tit. 2, Section 11000 et seq.); and the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code, Section 11135 - 11139.5). Grantee and its subrecipients shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

9. **Conflict of Interest**

All Grantees are subject to state and federal conflict of interest laws. Failure to comply with these laws, including business and financial disclosure provisions, will result in the application being rejected and any subsequent contract being declared void. Other legal action may also be taken. Additional applicable statutes include, but are not limited to, Government Code Section 1090 and Public Contract Code Sections 10410 and 10411.

- A. **Current State Employees:** No State officer or employee shall engage in any employment, activity, or enterprise from which the officer or employee receives compensation or has a financial interest, and which is sponsored or funded by any State agency, unless the employment, activity, or enterprise is required as a condition of regular State employment. No State officer or employee shall contract on his or her own behalf as an independent Grantee with any State agency to provide goods or services.
- B. **Former State Employees:** For the two-year period from the date he or she left State employment, no former State officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements, or any part of the decision-making process relevant to the contract while employed in any capacity by any State agency. For the twelve-month period from the date he or she left State employment, no former State officer or employee may enter into a contract with any State agency if he or she was employed by that State agency in a policy-making position in the same general subject area as the proposed contract within the twelve-month period prior to his or her leaving State service.
- C. **Employees of the Grantee:** Employees of the Grantee shall comply with all applicable provisions of law pertaining to conflicts of interest, including but not limited to any applicable conflict of interest provisions of the Political Reform Act of 1974 (Gov. Code, Section 81000 et seq.).
- D. **Representatives of a County:** A representative of a County serving on a board, committee, or body with the primary purpose of administering funds or making

Program Name: Encampment Resolution Funding Program "ERF"

NOFA Date: November 27, 2023

Approved Date: 11/19/2024

Prep. Date: 01/22/2025

EXHIBIT D

funding recommendations for applications pursuant to this chapter shall have no financial interest in any contract, program, or project voted on by the board, committee, or body on the basis of the receipt of compensation for holding public office or public employment as a representative of the County.

10. **Drug-Free Workplace Certification**

Certification of Compliance: By signing this Agreement, Grantee hereby certifies, under penalty of perjury under the laws of State of California, that it and its subrecipients will comply with the requirements of the Drug-Free Workplace Act of 1990 (Gov. Code, Section 8350 et seq.) and have or will provide a drug-free workplace by taking the following actions:

Publish a statement notifying employees and subrecipients that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees, Grantees, or subrecipients for violations, as required by Government Code Section 8355, subdivision (a)(1).

- A. Establish a Drug-Free Awareness Program, as required by Government Code Section 8355, subdivision (a)(2) to inform employees, Grantees, or subrecipients about all of the following:
- 1) The dangers of drug abuse in the workplace.
 - 2) Grantee's policy of maintaining a drug-free workplace.
 - 3) Any available counseling, rehabilitation, and employee assistance program.
 - 4) Penalties that may be imposed upon employees, Grantees, and subrecipients for drug abuse violations.
- B. Provide, as required by Government Code Section 8355, subdivision (a)(3), that every employee and/or subrecipient that works under this Agreement:
- 1) Will receive a copy of Grantee's drug-free policy statement, and
 - 2) Will agree to abide by terms of Grantee's condition of employment or subcontract.

Program Name: Encampment Resolution Funding Program "ERF"
 NOFA Date: November 27, 2023
 Approved Date: 11/19/2024
 Prep. Date: 01/22/2025

EXHIBIT D**11. Child Support Compliance Act**

For any Contract Agreement in excess of \$100,000, the Grantee acknowledges in accordance with Public Contract Code 7110, that:

- A. The Grantee recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with Section 5200) of Part 5 of Division 9 of the Family Code; and
- B. The Grantee, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

12. Special Conditions – Grantees/Subgrantee

The Grantee agrees to comply with all conditions of this Agreement including the Special Conditions set forth in [Exhibit E](#). These conditions shall be met to the satisfaction of HCD prior to disbursement of funds. The Grantee shall ensure that all Subgrantees are made aware of and agree to comply with all the conditions of this Agreement and the applicable State requirements governing the use of ERF. Failure to comply with these conditions may result in termination of this Agreement.

- A. The Agreement between the Grantee and any Subgrantee shall require the Grantee and its Subgrantees, if any, to:
 - 1) Perform the work in accordance with Federal, State and Local housing and building codes, as applicable.
 - 2) Maintain at least the minimum State-required worker’s compensation for those employees who will perform the work or any part of it.
 - 3) Maintain, as required by law, unemployment insurance, disability insurance, and liability insurance in an amount that is reasonable to compensate any person, firm or corporation who may be injured or damaged by the Grantee or any Subgrantee in performing the Work or any part of it.
 - 4) Agree to include and enforce all the terms of this Agreement in each subcontract.

Program Name: Encampment Resolution Funding Program “ERF”
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D**13. Compliance with State and Federal Laws, Rules, Guidelines and Regulations**

The Grantee agrees to comply with all state and federal laws, rules and regulations that pertain to construction, health and safety, labor, fair employment practices, environmental protection, equal opportunity, land use, homelessness, housing element, fair housing, and all other matters applicable and/or related to the ERF program, the Grantee, its subrecipients, and all eligible activities.

Grantee shall also be responsible for obtaining any and all permits, licenses, and approvals required for performing any activities under this Agreement, including those necessary to perform design, construction, or operation and maintenance of the activities. Grantee shall be responsible for observing and complying with any applicable federal, state, and local laws, rules or regulations affecting any such work, specifically those including, but not limited to, environmental protection, procurement, and safety laws, rules, regulations, and ordinances. Grantee shall provide copies of permits and approvals to HCD upon request.

14. Inspections

- A. Grantee shall inspect any work performed hereunder to ensure that the work is being and has been performed in accordance with the applicable federal, state and/or local requirements, and this Agreement.
- B. HCD reserves the right to inspect any work performed hereunder to ensure that the work is being and has been performed in accordance with the applicable federal, state and/or local requirements, and this Agreement.
- C. Grantee agrees to require that all work that is determined based on such inspections not to conform to the applicable requirements be corrected and to withhold payments to the subrecipient until it is corrected.

15. Litigation

- A. If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of HCD, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are and shall be deemed severable.
- B. The Grantee shall notify HCD immediately of any claim or action undertaken by or against it, which affects or may affect this Agreement or HCD, and shall take

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT D

such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of HCD.

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT E**SPECIAL TERMS AND CONDITIONS**

1. All proceeds from any interest-bearing account established by the Grantee for the deposit of funds, along with any interest-bearing accounts opened by subrecipients to the Grantee for the deposit of funds, must be used for eligible activities. Grantees must maintain records of all expenditures of the proceeds from these interest-bearing accounts for five (5) years and report on these expenditures as required by HCD. HCD reserves the right to perform or cause to be performed a financial audit on the use of proceeds from interest bearing accounts.
2. Grantee shall utilize its local Homeless Management Information System (HMIS) to track ERF projects, services, and clients served. Grantee will ensure that HMIS data are collected in accordance with applicable laws and in such a way as to identify individual projects, services, and clients that are supported by funding (e.g., by creating appropriate ERF-specific funding sources and project codes in HMIS).
3. Grantee shall participate in and provide data elements, including, but not limited to, health information, in a manner consistent with federal law, to their local Homeless Management Information System for tracking in the statewide Homeless Data Integration System, in accordance with their existing Data Use Agreement entered into with the Council, if any, and as required by Health and Safety Code Section 50254.5. Any health information provided to, or maintained within, the statewide Homeless Management Information System shall not be subject to public inspection or disclosure under the California Public Records Act. For purposes of this paragraph, "health information" means "protected health information," as defined in Part 160.103 of Title 45 of the Code of Federal Regulations, and "medical information," as defined in subdivision (j) of Section 56.05 of the Civil Code. The Council or HCD may, as required by operational necessity, amend or modify required data elements, disclosure formats, or disclosure frequency. Additionally, the Council, at its discretion, may provide Grantee with aggregate reports and analytics of the data Grantee submits to HDIS in support of the Purpose of this Agreement and the existing Data Use Agreement.
4. Grantee agrees to accept technical assistance as directed by HCD or by a contracted technical assistance provider acting on behalf of HCD. Grantee will report to HCD on programmatic changes the Grantee will make as a result of the technical assistance and in support of their grant goals.
5. Grantee should establish a mechanism for people with lived experience of homelessness to have meaningful and purposeful opportunities to inform and shape all levels of planning and implementation, including through opportunities to hire people with lived experience.

Program Name: Encampment Resolution Funding Program "ERF"
NOFA Date: November 27, 2023
Approved Date: 11/19/2024
Prep. Date: 01/22/2025

EXHIBIT E

6. HCD maintains sole authority to determine if a Grantee is acting in compliance with the program objectives and may direct Grantees to take specified actions or risk breach of this Agreement. Per HSC Section 50252.1(d), HCD has authority to:
 - A. Monitor grantee performance.
 - B. Require a grantee not meeting goals to accept technical assistance from the Department.
 - C. Limit the allowable uses of program funds for a grantee that is not meeting goals.
7. Grantees will be provided reasonable notice and HCD's discretion in making these determinations are absolute and final.
8. **Non-Bond Funded**

The Department represents that the intent of [Exhibit D.1.B, Sufficiency of Funds](#) is only to preserve the legislature's ability to make changes to appropriations and matters that are lawfully subject to change through the Budget Act. The Department represents and warrants that as of the date of this Agreement the non-bond funds referenced in the Encampment Resolution Funding Program, Round 3 Notice of Funding Application dated November 27, 2023, for this Agreement are appropriated to and available for the purposes of this Agreement, and further, that upon execution of this Agreement said funds are deemed allocated to and encumbered for the purposes described in this Agreement and shall not be terminated or reduced as a result of [Exhibit D.1.B, Sufficiency of Funds](#) once construction has commenced in compliance with Program requirements and in accordance with the construction commencement requirements within this Agreement. If not continuously appropriated, said funds must still be disbursed prior to any applicable disbursement or expenditure deadline set forth in this Agreement.



STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 9, 2026

SUBJECT

Amendment No. 2 to the Agreement for Services with Central Square Technologies, LLC

SUMMARY

The City has used CentralSquare’s permitting software since 2021 to support permit processing, inspections, and code enforcement, handling more than 15,000 permits and nearly 78,000 inspections during that time. The current contract expires in February 2026, and staff recommend a one-year extension through February 2027 to ensure uninterrupted service while the City evaluates long-term permitting needs and prepares a competitive RFP. The proposed amendment adds \$68,960.23, including \$10,000 for data cleanup services, bringing the total contract cost to approximately \$495,000 over six years.

RECOMMENDATION

By motion, approve and authorize the City Manager to execute Amendment No. 2 to the Agreement for Services with Central Square Technologies, LLC, extending the term to February 25, 2027, and increasing the not-to-exceed amount by \$68,960, for a total not-to-exceed contract amount of \$495,113.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

On January 28, 2002, City Council approved an agreement with CRW Systems, Inc. (CRW) for their “TRAKiT” software system to upgrade the City’s permitting and tracking systems in alignment with technological advancements, process improvements, and overall cost savings associated with

maintenance. From 2002 to 2015, the City used “TRAKiT” permitting software to issue and track planning, building, and engineering permits through an initial agreement with CRW. In 2015, SunGard Public Sector acquired CRW and assumed the rights and responsibilities for the TRAKiT software. The City entered into a TRAKiT software maintenance agreement in 2016 for a five-year term.

Subsequently, CentralSquare acquired the TRAKiT software application in 2018. Following [City Council approval](#), the City entered into an [agreement with CentralSquare](#) on February 26, 2021, under the new software application (Community Development or ComDev) for a three-year period with an optional automatic one-year extension. The staff report can be found [here](#). This agreement was amended for an additional one-year period on [February 24, 2025](#).

ANALYSIS

The Community Development Department has processed 15,754 permits and 77,724 building inspections since January 2021, which necessitates the use of a robust permitting system. Since the existing agreement with CentralSquare will expire on February 26, 2026, staff are requesting Council to authorize a new extension of the term. ComDev ensures ease of access and has been enhanced to allow customers to request permits through online permit submittal. Additionally, the agreement provides for ongoing software maintenance. This maintenance enables the City to receive automatic updates to the software and allows staff to seek technical assistance when needed. Given the recent implementation of ComDev and ongoing efforts to optimize the system, CentralSquare is the most practical source for permitting intake, inspection requests, and software maintenance.

The term of this agreement executed in 2021 was three years following the execution date, with the option for automatic renewal for an additional one-year term. The subsequent Amendment No. 1 extended the contract through February 2026, which equates to 5 years under contract. This Amendment No. 2 extends the agreement for an additional year.

Agreement	Amount	Timeframe
Original Agreement	\$370,000.00	February 2021 – February 2025
Amendment No. 1	\$56,153.00	February 2025 – February 2026
Amendment No. 2	\$68,960.23	<i>PROPOSED:</i> February 2026 – February 2027
Total	\$495,113.23	February 2021 – February 2027

The City has maintained an agreement with Central Square Technologies, LLC for permitting software solutions since 2021. This system supports critical functions within Community Development, including permit processing, inspections, and code enforcement. Given the complexity of transitioning permitting platforms and the need to maintain uninterrupted service delivery, staff recommend extending the current agreement for one year, through February 2027, and will consider an additional one-year extension in early 2027. Because the vendor only provides service costs one year at a time, amendment extensions must be executed in one-year increments. There has been an increase in the proposed Amendment No. 2 due to the addition of \$10,000 for data cleanup services.

Staff will work on a comprehensive evaluation of the City's permitting needs and prepare a competitive Request for Proposals (RFP) for a new or continued solution. Extending the agreement ensures continuity of operations while allowing staff to engage stakeholders, assess system performance, and explore market alternatives without compromising service quality or data integrity.

EQUITY IMPACT STATEMENT

All City actions are assessed for impact. Because this item is on the consent calendar, this section indicates assessment process, not findings. The anticipated impact of this policy, program, or action has not been assessed, as relevant data is not currently available.

For the next RFP process, we may consider Vendor selection solicited participation by local microbusinesses, Small Business Enterprises (SBEs), and/or Disadvantaged Business Enterprises (DBE, MBE, WBE, DVBE, etc.).

FISCAL IMPACT

The amendment will cost an additional \$68,960 for the period from February 26, 2026, to February 25, 2027. \$60,000 was budgeted in FY25-26 for this agreement. An additional \$8,960 has been requested as a mid-year budget amendment for Community Development and will be fully offset by building permit revenue. The GIS and Technology fee charged on Building Permits is meant explicitly to fund technology like the permitting software that assists in administering permits.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council could elect not to approve the amendment, which could severely inhibit permitting, inspection, and code enforcement activities.

ATTACHMENTS

Attachment A – Amendment No. 2 to Agreement for Services with CentralSquare Technologies, LLC

REPORT PREPARED BY:

Giovanna Erkanat, Management Analyst II
Gerkanat@redwoodcity.org
(650) 780-5957

APPROVED BY:

Jeff Schwob, Community Development Director
Patrick Heisinger, City Manager

**AMENDMENT NO. 2 TO AGREEMENT FOR SERVICES
(CentralSquare Technologies, LLC)**

This Amendment No. 2 (the "Amendment No. 2") is entered into and effective as of _____, 20__ ("Effective Date"), by and between the City of Redwood City, a charter city and municipal corporation of the State of California ("City"), and CentralSquare Technologies, LLC, a Delaware limited liability company ("Consultant") (collectively, the "Parties").

RECITALS

A. The Parties previously executed that certain CentralSquare Solutions Agreement, dated as of February 26, 2021 (the "Original Agreement").

B. The Parties previously executed Amendment No. 1 to the Original Agreement, dated as of February 26, 2025, ("Amendment No. 1") (the Original Agreement and Amendment No. 1 are collectively known as the "Agreement").

C. The Parties have negotiated and agreed to the terms and conditions set forth in this Amendment No. 2, including any terms and conditions of the attached Exhibit "A," incorporated herein by reference.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. City will pay Consultant a not-to-exceed amount of Sixty-eight Thousand Nine Hundred Sixty Dollars and Twenty-Three Cents (\$68,960.23) for the completion of all the services described in Exhibit "A" this Amendment No.2, which sum will include all costs or expenses incurred by Consultant. Including all amendments through Amendment No. 2, the total amount payable under the Agreement will be a not-to-exceed amount of Four Hundred Ninety-Five Thousand One Hundred Thirteen Dollars and Twenty-Three Cents (\$495,113.23).

2. The term of the Agreement is hereby extended for an additional 1-year period. Including all extensions through this Amendment No. 2, the total term of the Agreement is 6 years, expiring on February 26, 2027.

3. All other provisions of the Agreement will remain in full force and effect.

4. All requisite insurance policies to be maintained by Consultant pursuant to the Agreement will include coverage for this Amendment No. 2.

5. The individuals executing this Amendment No. 2 and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment No. 2.

6. If all Parties agree, electronic signatures may be used in place of original signatures on this Amendment No. 2. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Amendment No. 2 based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

[The remainder of this page left intentionally blank]

CONSULTANT
CentralSquare Technologies, LLC
1000 Business Center Dr.
Lake Mary, FL 32746

CITY OF REDWOOD CITY, a charter city
and municipal corporation of the State of
California

*By:

Stephen Castle
Stephen Castle (Jan 14, 2026 13:14:59 EST)

(sign here)

Stephen Castle Director of Renewals

(print name/title)

By:

Patrick Heisinger, City Manager

ATTEST:

**By:

(sign here)

Yessika Castro, City Clerk

(print name/title)

If required by City, proper notarial acknowledgment of execution by Consultant must be attached. If a Corporation, Agreement must be signed by one corporate officer from each of the following two groups.

***Group A.**
Chairman,
President, **or**
Vice-President

****Group B.**
Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation **must** attach a resolution certified by the secretary or assistant secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Exhibit “A”

SCOPE OF SERVICES AND FEE

Consultant will be paid the total amount for the services listed below on the Effective Date of Amendment No. 2.

In addition to the services listed above, Consultant may perform optional data cleanup services and other permitting system improvement services as determined and approved by City staff for a total not-to-exceed amount of \$10,000 throughout the term of the Agreement as extended.

City of Redwood City, CA		Renewal Period
Product: Product Name	Qty	2/26/2026 - 2/25/2027
Community Development: Advanced Premise Annual Subscription Fee	100	\$54,661.00
Code Compliance PA Cloud Annual Subscription Fee	1	\$0.00
CRM PA Cloud Annual Subscription Fee	1	\$0.00
Projects and Planning PA Cloud Annual Subscription Fee	1	\$0.00
Land Management PA Cloud Annual Subscription Fee	1	\$0.00
Licensing PA Cloud Annual Subscription Fee	1	\$0.00
Permitting PA Cloud Annual Subscription Fee	1	\$0.00
Entity Management PA Cloud Annual Subscription Fee	1	\$0.00
Community Fusion Subscription Annual Subscription Fee Premise	1	\$4,299.23
Community Development Mobile 2.0 - On Premise Only	1	\$0.00
Total		\$58,960.23

CentralSquare Technologies, LLC Amendment No. 2

Interim Agreement Report

2026-01-14

Created:	2026-01-14
By:	CD-Kristina Mateo (kmateo@redwoodcity.org)
Status:	Out for Approval
Transaction ID:	CBJCHBCAABAAp4TDH3-TBCXFUYrw-lwQrytmWeBwu6JR

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"CentralSquare Technologies, LLC Amendment No. 2" History

-  Document created by CD-Kristina Mateo (kmateo@redwoodcity.org)
2026-01-14 - 6:11:31 PM GMT- IP address: 76.14.0.190
-  Document emailed to steve.castle@centralsquare.com for signature
2026-01-14 - 6:13:04 PM GMT
-  Email viewed by steve.castle@centralsquare.com
2026-01-14 - 6:14:21 PM GMT- IP address: 104.47.56.254
-  Signer steve.castle@centralsquare.com entered name at signing as Stephen Castle
2026-01-14 - 6:14:57 PM GMT- IP address: 162.10.159.82
-  Document e-signed by Stephen Castle (steve.castle@centralsquare.com)
Signature Date: 2026-01-14 - 6:14:59 PM GMT - Time Source: server- IP address: 162.10.159.82
-  Document emailed to CD-Kristina Mateo (kmateo@redwoodcity.org) for approval
2026-01-14 - 6:15:02 PM GMT





STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 9, 2026

SUBJECT

Amendment No. 2 to Professional Services Agreement with TruePoint Solutions LLC to provide a utility billing software for an additional five-year term, with City Manager authority to extend it for two additional one-year terms

SUMMARY

The City directly bills some of its customers for utilities such as water and certain sewer accounts. Since September 2020, staff have been using a utility billing software, TrueBill, to track data and generate these bills. Staff would like to continue to use this software for billing operations and is seeking to formally extend the existing contract for an additional five-year term, including City Manager authority to extend it for two additional one-year terms.

RECOMMENDATION

By motion, approve and authorize the City Manager to execute Amendment No. 2 to the Professional Services Agreement with TruePoint Solutions LLC in an amount not to exceed \$335,926 for a five-year term through November 30, 2030 with City Manager authority to extend it for two additional one-year terms in an amount not to exceed \$72,098 for the first extension term and \$73,316 for the second extension term for a total potential aggregate agreement amount not to exceed \$1,248,219 through November 2032.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

On May 6, 2019, the City Council approved an agreement with TruePoint Solutions LLC (TruePoint) to implement and provide a new utility billing system. TruePoint was selected and awarded a contract after a Request for Proposal process. For the original 2019 agreement, \$475,000 of the contract amount was allocated for implementation and one-time software licensing costs for the new software, and \$150,000 of the contract amount was allocated for ongoing annual licensing and maintenance costs. The consultant and City staff (primarily the Revenue Services, IT, and Public Works departments) worked on the implementation of the software for almost a year and half, which included, among other items, converting all utility billing data from the old billing system, developing processes and files to exchange information (interfaces) with 16 other vendors, and approximately 65 total hours of staff trainings. The new system, TrueBill, went live September 2020. Specifically, TrueBill manages utility customer and service location information, tracks consumption and services, and calculates bills for water and sewer utilities. Overall, TrueBill provides a more user-friendly and transparent interface that replaced the utility billing functions in the City's legacy system.

On March 22, 2021, the City Council approved Amendment No. 1 to the agreement with TruePoint to implement a backflow prevention portal, configure the billing system to collect sewer charges on the County of San Mateo property tax rolls, and provide additional as-needed services.

ANALYSIS

TrueBill is integral to the City's billing operations for utilities and vitally contributes to the collection of revenue that financially sustains water and sewer utility operations. Staff would like to continue to use this critical software and request as-needed support services from TruePoint. Conducting another procurement process is very unlikely to result in a change to another utility billing software, especially since it would require a substantial commitment of staff time and funding to implement.

After an initial five-year term from acceptance of the software in 2020, the agreement automatically renewed on an annual basis on November 2025. Staff recommends approving Amendment No. 2, which removes the automatic annual renewal term and extends the agreement for a five-year term through November 30, 2030. Amendment No. 2 would also increase the not-to-exceed contract amount by \$335,925.94 for the five-year term, which includes software subscription costs and contingency for additional as-needed services. Staff also recommends authorizing the City Manager to extend the agreement for up to two additional one-year terms, with a potential not-to-exceed aggregate contract amount of \$1,248,219.

Table 1: Agreement Summary			
Agreement/Amendment	Execution Date	Term	Not-to-Exceed Amount
Original Agreement	May 21, 2019	May 21, 2019 to November 30, 2025	\$655,000.00
Amendment No. 1	April 7, 2021	No change	\$111,880.00
Amendment No. 2 (<i>Proposed</i>)	February 2026	December 1, 2025 to November 30, 2030	\$335,925.94
Option to extend – First extension	Future date	December 1, 2030 to November 30, 2031	\$72,097.78
Option to extend – Second extension	Future date	December 1, 2031 to November 30, 2032	\$73,315.71
Total			\$1,248,219.43

EQUITY IMPACT STATEMENT

All City actions are assessed for impact. Because this item is on the consent calendar, this section indicates assessment process, not findings. The anticipated impact of this policy, program, or action has not been assessed, as relevant data is not currently available.

FISCAL IMPACT

Previously, costs associated with the implementation and licensing of this software were funded through the Water Capital Fund and Sewer Capital Fund. If approved, the total not-to-exceed contract amount for this amendment would be spent over multiple fiscal years. The amount allocated to the Sewer Enterprise Fund is available under the existing operational budget. For the amount allocated to the Water Enterprise Fund, staff will be submitting a mid-year budget amendment for FY25-26 and an ongoing budget change in the upcoming FY26-27 budget process for \$31,000.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council may elect not to approve this amendment and direct staff to negotiate another amendment with different terms or direct staff to terminate the agreement and conduct a new procurement.

ATTACHMENTS

Attachment A – Amendment No. 2 to Professional Services Agreement with TruePoint Solutions LLC

REPORT PREPARED BY:

Lily Ng, Management Analyst II
lmg@redwoodcity.org
(650) 780-5971

APPROVED BY:

Terence Kyaw, Public Works Director
Patrick Heisinger, City Manager

**AMENDMENT NO. 2 TO PROFESSIONAL SERVICES AGREEMENT
(TruePoint Solutions LLC)**

This Amendment No. 2 (the "Amendment No. 2") is entered into and effective as of _____, 2026, by and between the City of Redwood City, a charter city and municipal corporation of the State of California ("City"), and TruePoint Solutions LLC dba GovPath, a California limited liability company ("Consultant") (collectively, the "Parties").

RECITALS

A. The Parties previously executed that certain Professional Services Agreement, dated as of May 21, 2019, (the "Original Agreement").

B. The Parties previously executed Amendment No. 1 to the Original Agreement, dated as of April 7, 2021 ("Amendment No. 1"). The Original Agreement and Amendment No. 1 are collectively known as the "Agreement".

C. The Parties have negotiated and agreed to the terms and conditions set forth in this Amendment No. 2, including any terms and conditions of the attached Exhibit "A," incorporated herein by reference.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. City will pay Consultant a not-to-exceed amount of Three Hundred Thirty-Five Thousand Nine Hundred Twenty-Five Dollars and Ninety-Four Cents (\$335,925.94) for the completion of all the services described in the Original Agreement and Exhibit "A" of this Amendment No. 2, which sum will include all costs or expenses incurred by Consultant. Including all amendments through Amendment No. 2, the total amount payable under the Agreement will be a not-to-exceed amount of One Million One Hundred Two Thousand Eight Hundred Five Dollars and Ninety-Four Cents (\$1,102,805.94).

2. Section 1.9 and Section 9.2 of the Original Agreement are hereby deleted in its entirety. The term of the Agreement is hereby extended for an additional five (5) year period ("Renewal Term"). Unless terminated earlier, the Agreement will expire on November 30, 2030. The City Manager may amend the Agreement to extend it for two additional one (1) year periods in an amount not to exceed Seventy-Two Thousand Ninety Seven Dollars and Seventy Eight Cents (\$72,097.78) for the first extension term and Seventy Three Thousand Three Hundred Fifteen Dollars and Seventy One Cents (\$73,315.71) for the second extension term. Any extension will require a written amendment executed by both parties indicating the effective date and length of the extension term.

3. A new Section 7.1.5 is added to the Original Agreement, as follows:

7.1.5 Cyber Liability Insurance. Consultant will maintain Cyber Liability Insurance with limits not less than \$1,000,000 per claim. Coverage will be sufficiently broad to respond to the duties and obligations as is undertaken by Consultant in this Agreement and will include, but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, release of private information, alteration of electronic information, extortion and network security. The policy will provide coverage for breach response costs as well as regulatory fines and penalties, as well as credit monitoring expenses with limits sufficient to respond to these obligations.

4. All other provisions of the Agreement will remain in full force and effect.

5. All requisite insurance policies to be maintained by Consultant pursuant to the Agreement will include coverage for this Amendment No. 2.

6. The individuals executing this Amendment No. 2 and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment No. 2.

7. If all Parties agree, electronic signatures may be used in place of original signatures on this Amendment No. 2. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Amendment No. 2 based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

(Signature page follows)

CONSULTANT
TruePoint Solutions LLC dba GovPath
950 E STATE HIGHWAY 114 STE 105
SOUTHLAKE, TX 76092-5259

CITY OF REDWOOD CITY, a charter city
and municipal corporation of the State of
California

*By:

Brian Weber

Brian Weber [Jan 21, 2026 10:21:31 CST]

(sign here)

Brian Weber CRO

(print name/title)

By:

Patrick Heisinger, City Manager

ATTEST:

**By:

(sign here)

(print name/title)

By:

Yessika Castro, City Clerk

If required by City, proper notarial acknowledgment of execution by Consultant must be attached. If a Corporation, Agreement must be signed by one corporate officer from each of the following two groups.

***Group A.**
Chairman,
President, **or**
Vice-President

****Group B.**
Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation **must** attach a resolution certified by the secretary or assistant secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Exhibit "A"

SCOPE OF SERVICES AND FEE

Consultant will provide the following services and shall invoice the City for the fees as outlined below.

For annual licensing, maintenance and subscription costs described below, Consultant will invoice City on an annual basis in advance of the renewal year:

Renewal Month/Year	Description	Annual Amount	Billing Type
12/2025	Licensing/Maintenance Fee	\$30,900.00	Flat Rate
	TrueVCP (Backflow Prevention Field Inspector Portal) Subscription and Gateway API Fee	\$4,120.00	Flat Rate
12/2026	Licensing/Maintenance Fee	\$31,827.00	Flat Rate
	TrueVCP (Backflow Prevention Field Inspector Portal) Subscription and Gateway API Fee	\$4,243.60	Flat Rate
12/2027	Licensing/Maintenance Fee	\$32,781.81	Flat Rate
	TrueVCP (Backflow Prevention Field Inspector Portal) Subscription and Gateway API Fee	\$4,370.91	Flat Rate
12/2028	Licensing/Maintenance Fee	\$33,765.26	Flat Rate
	TrueVCP (Backflow Prevention Field Inspector Portal) Subscription and Gateway API Fee	\$4,502.04	Flat Rate
12/2029	Licensing/Maintenance Fee	\$34,778.22	Flat Rate
	TrueVCP (Backflow Prevention Field Inspector Portal) Subscription and Gateway API Fee	\$4,637.10	Flat Rate
	Total Amount	\$185,925.94	

If as-needed, additional services are requested by the Public Works Director or designee (“City Staff”), Consultant shall provide a scope of work and quote for City Staff review and approval. Consultant must receive approval from City Staff before beginning any work and shall bill at a rate of \$175 per hour within 30 days of completion of the work and shall not exceed the amounts listed in the table below.

Description	Annual Not-to-Exceed Amount	Billing Type	Total Not-to-Exceed Amount
As-Needed Additional Services (\$175 per Hour)	\$30,000	Hourly	\$150,000

MAYOR ELMER MARTÍNEZ SABALLOS
VICE MAYOR KAIA EAKIN
COUNCIL MEMBER ISABELLA CHU
COUNCIL MEMBER JEFF GEE
COUNCIL MEMBER DIANE HOWARD
COUNCIL MEMBER MARCELLA PADILLA
COUNCIL MEMBER CHRIS STURKEN

DRAFT MINUTES

1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA

JOINT CITY COUNCIL/
SUCCESSOR AGENCY/
PUBLIC FINANCE AUTHORITY
REGULAR MEETING
Monday, January 26, 2026 6:00 PM

- 1. **CALL TO ORDER** - Mayor Martínez Saballos called the meeting to order at 6:01 p.m.
- 2. **ROLL CALL** - Council Members Chu, Gee, Howard, Padilla, Sturken, Vice Mayor Eakin and Mayor Martínez Saballos.

Staff Present: City Manager Patrick Heisinger, City Attorney Veronica Ramirez, and City Clerk Yessika Castro.

- 3. **PLEDGE OF ALLEGIANCE** - Council Member Gee led the pledge of allegiance.
- 4. **NOTIFICATION OF MEETING PARTICIPATION BE TELECONFERENCE DUE TO JUST CAUSE PURSUANT TO GOVERNMENT CODE § 54953.8.3**

Council Member Sturken notified the City Council of just cause meeting participation by teleconference pursuant to Government Code § 54953.8.3 (c)(4).

5. **CLOSED SESSION**

There was no public comment.

At 6:05 p.m., the City Council convened Closed Session to discuss the following:

5.A. **Closed session regarding initiation of litigation pursuant to California Government Code Section 54956.9(d)(4)**

SUBJECT: CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Closed session regarding initiation of litigation pursuant to California Government Code Section 54956.9(d)(4): 5 cases.

At 7:01 p.m., Mayor Martínez Saballos stated no reportable action from Closed Session, and reconvened open session.

6. PRESENTATIONS/ACKNOWLEDGEMENTS

6.A. Recognition of winners of the 30th Annual Water Conservation Poster Contest by the City of Redwood City's Public Works Water Division

Mayor Martínez Saballos and Public Works Field Utilities Supervisor Nate Anderson gave an overview of the 30th annual Water Conservation Poster Contest and presented Certificates of Recognition to each winner.

6.B. HIP Housing annual update & 2026 calendar

Member of HIP Housing's Board of Directors and former mayor Ian Bain gave a presentation.

7. PUBLIC COMMENT ON THE CONSENT CALENDAR, MATTERS OF COUNCIL INTEREST AND ITEMS NOT ON THE AGENDA

The following members of the public provided comments:

- Quinn Summers

8. CONSENT CALENDAR

Council Member Chu stated her conflict of interest with item 8A, due to residing one block from the project site.

Motion and second, Howard and Eakin, to approve all items on the Consent Calendar, except for item 8A, passed unanimously by roll call vote.

Motion and second, Gee and Howard, to approve item 8A, passed 6-0-1 by roll call vote, with Council Member Chu recused.

8.A. Award of construction contract for the Spinax Park Restroom Building to McNabb Construction, Inc. in the amount of \$269,269 using Capital Outlay and General Funds (304)

Recommendation:

By motion, approve and authorize the City Manager or designee to execute the contract documents and award the standard form contract for the Spinax Park Restroom Building contract to McNabb Construction, Inc. for their responsible and responsive low bid of \$269,269, and authorize the City Manager or their designee to increase the contract amount, if necessary, by up to 10 percent of the amount awarded, for a total amount not to exceed \$296,196.

CEQA:

Categorically Exempt - Class 2. Replacement or reconstruction

8.B. Final acceptance of the Redwood City Veterans Memorial Exhibit Design Project (304)

Recommendation:

By motion, accept the Redwood City Veterans Memorial Exhibit Design Project and authorize the release of bonds and retention according to City procedures.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

8.C. Purchase of one trailer for police DUI enforcement operations (304)

Recommendation:

By motion, approve and authorize the City Manager to execute a Purchase Agreement with TPD Trailers, Inc. to supply a custom-built enclosed special operations trailer in the amount of \$160,078.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

8.D. Rejection of general liability claim by Bernardino Rosendo Morales, represented by Sayan Aboudi of Lionsgate Law Group (303)

Recommendation:

By motion, reject the subject claim.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

8.E. Tentative Agreement for Addendum to Memorandum of Understanding (MOU) between City of Redwood City and the bargaining unit represented by the Service Employees International Union (SEIU) Local 521 (304)

Recommendation:

By motion, approve Tentative Agreement relative to wages, hours, and other terms and conditions of employment for contract employees represented by SEIU, for the period of January 26, 2026 through January 23, 2028.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 8.F. Agreement for Services with Ingram Library Services LLC for library materials, processing and cataloging services (304)**

Recommendation:

By motion, approve and authorize the City Manager to execute a three-year Agreement for Services with Ingram Library Services LLC for library materials, processing and cataloging services for a not-to-exceed amount of \$500,000 per year for a total contract amount of \$1,500,000 from December 2025 to December 2028, and authorize the City Manager to extend the agreement for two additional two-year terms for a total amount not to exceed \$2,000,000 through December 2032, for a total contract amount not to exceed \$3,500,000.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 8.G. Memorandum of Understanding (MOU) with the County of San Mateo (County) for participation in a Senate Bill 1383 (SB 1383)-Compliant Compost Procurement Program (Program) (304)**

Recommendation:

By motion, approve and authorize the City Manager to execute a Memorandum of Understanding with the County of San Mateo for participation in an SB 1383-Compliant Compost Procurement Program for an annual contribution of \$167,990 for the calendar year 2026, with an option to renew participation annually.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 8.H. Approve January 12, 2026 City Council Minutes (301)**
- 8.I. Approve claims and checks from January 26, 2026 to February 9, 2026 and the usual and necessary payments through February 9, 2026 (303)**

9. BOARDS, COMMISSIONS AND COMMITTEES WORK PLANS

- 9.A. Arts Commission Work Plan for Fiscal Years 2025-2026 and 2026-2027 (209)**

Parks, Recreation, and Community Services Director Tiarra Warner introduced the item, and Arts Commission Chair Anna Westendorf and Vice Chair Ashley Quintana gave a presentation.

There was no public comment.

Recommendation:

By motion, approve the proposed Arts Commission Work Plan for Fiscal Years 2025-2026 and 2026-2027.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

Motion and second, Gee and Howard, to approve the proposed Arts Commission Work Plan for Fiscal Years 2025-2026 and 2026-2027, passed unanimously by roll call vote.

10. PUBLIC HEARINGS – None

11. STAFF REPORTS

11.A. Presentation of the results from the 2025 Community Satisfaction Survey

(700)

Deputy City Manager and consultant Jason Neumeyer from Polco gave a presentation.

There was no public comment.

Recommendation:

Receive the results from the 2025 Community Satisfaction Survey.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

The City Council received the results from the 2025 Community Satisfaction Survey. No formal action was taken.

11.B. Jefferson Avenue Traffic Safety Improvement Project update and proposed final engineering design and construction

(702)

Engineering and Transportation Director Tanisha Werner introduced the item, and Principal Transportation Planner Malahat Owrang gave a presentation.

The following members of the public provided comments:

- Ulysse Manceron
- Karvin Dassanayake
- Matt
- Dylan Finch
- Cameron Matthews

Recommendation:

1. Receive a summary update on the Jefferson Avenue Traffic Safety Improvement Project; and
2. By motion, approve Alternative B for final engineering design and construction.

CEQA:

As the lead agency under CEQA, the City of Redwood City has determined that approval of the staff recommended design alternative is not a “project” as defined by the CEQA Guidelines because it will not result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

Motion and second, Sturken and Howard, to:

1. Receive a summary update on the Jefferson Avenue Traffic Safety Improvement Project; and
 2. By motion, approve Alternative B for final engineering design and construction.
- The motion passes unanimously by roll call vote.**

11.C. Utilize exception to Public Employees' Pension Reform Act 180-day waiting period for post-retirement employment in order to hire retired annuitant to perform duties of Extra Help Deputy Fire Chief

(900) Reso 16383

Human Resources Director Michelle Katsuyoshi gave a presentation.

There was no public comment.

Recommendation:

Adopt a resolution approving an exception to the Public Employees' Pension Reform Act 180-day waiting period and appointing retired annuitant Gregory DaCunha as Extra Help Deputy Fire Chief effective January 27, 2026, or upon CalPERS approval to hire, whichever is later.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

Motion and second, Howard and Gee, to adopt a resolution approving an exception to the Public Employees' Pension Reform Act 180-day waiting period and appointing retired annuitant Gregory DaCunha as Extra Help Deputy Fire Chief effective January 27, 2026, or upon CalPERS approval to hire, whichever is later, passed unanimously by roll call vote.

12. MATTERS OF COUNCIL INTEREST

12.A. City Council Member Report of Meetings and Conferences Attended

Vice Mayor Eakin reported on the January 26 OneShoreline Board meeting.

12.B. City Council Report of Meetings and Conferences Attendance

12.C. City Council Committee Reports

A. 84/101 Ad Hoc Committee

Mayor Martínez Saballos gave an update.

12.D. City Manager (Oral) Update

None.

13. ADJOURNMENT - Mayor Martínez Saballos adjourned the meeting at 10:20 p.m.

Respectfully submitted for approval.

Yessika Castro, City Clerk, CMC, CPMC



STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 9, 2026

SUBJECT

Public Hearing for Resolutions of Necessity for acquisition of real property and temporary construction easements from three properties related to the State Route 84 (Woodside Road) / U.S. 101 Interchange Reimagined Project in the amount of \$6M

SUMMARY

The State Route 84 (Woodside Road) / U.S. 101 Interchange Reimagined Project ("Project") requires land acquisitions, including both property purchase in fee simple and temporary construction easements (TCEs). The City, through a right-of-way (R/W) consultant, has negotiated and continues to negotiate with the subject property owners.

Should these negotiations be unsuccessful, the City would need to pursue eminent domain proceedings to obtain the necessary R/W. Eminent domain laws require a public hearing and a resolution of necessity prior to obtaining property rights. Public hearings and associated resolutions of necessity allow the public and property owners to provide comment to the City Council and comply with eminent domain laws, enabling the City to proceed with R/W acquisition for the Project in the event that negotiations are ineffective.

This public hearing focuses on receiving comments from owners of the three impacted properties with the staff recommendation to adopt all three Resolutions of Necessity.

RECOMMENDATION

1. Adopt a Resolution of Necessity 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 to acquire portions of the property located at 1050 Broadway (APN 054-023-120); the "LaSalle LP & Zachary Pearlman, TR Property", commonly known as 24-Hour Fitness;
2. Adopt a Resolution of Necessity 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 to acquire the property located at 1201 Broadway (APN 054-012-100); the "Lamorinda Development and Investment Hirahara Family Limited Partnership Property", commonly known as Denny's restaurant; and

3. Adopt a Resolution of Necessity 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 to acquire portions of the property located at 19 Seaport Boulevard (APN 052-392-280, 370, 460, 470, 480); the "Harbor View Property LLC Property", commonly known as Harbor View.

STRATEGIC PLAN GUIDING PRINCIPLE

Transportation

BACKGROUND

As detailed at the December 16, 2024 City Council study session, the U.S. Highway 101/State Route 84 - Woodside Road Interchange Improvement Project, also known as the State Route 84 (Woodside Road) / U.S. 101 Interchange Reimagined Project is a multi-agency, collaborative effort to redesign and reconstruct the interchange area. The goal is to enhance traffic safety, reduce congestion and pollution, and provide safer bicycle and pedestrian facilities. The detailed *Project Description* and *Project Purpose and Need* are included for additional context:

Project Description

The California Department of Transportation (Caltrans), in cooperation with the City of Redwood City (City) and the San Mateo County Transportation Authority (SMCTA), proposes the Project in the City of Redwood City, County of San Mateo.

The Project extends for 1.9 miles along U.S. 101 and 0.4 miles along Woodside Road. The total Project length is 2.3 miles.

The Project widens Woodside Road to six lanes (three in each direction) plus turn pockets. Lowering the grade at Woodside Road increases the vertical clearance at the U.S. 101 and Woodside Road undercrossing from 14.5 feet to 15.0 feet. The Project reconstructs all ramp connections between Woodside Road and U.S. 101. Additional turning lanes with longer pocket lengths are added at ramp intersections as well as at Blomquist Street, East Bayshore Road, Broadway, and Bay Road. In addition, the Project constructs direct-connect flyover ramps for Veterans Boulevard from northbound U.S. 101 and to southbound U.S. 101, respectively. The Project also eliminates the existing five-legged intersection at the Broadway and Woodside Road intersection. Other than the freeway on-ramp and off-ramp modifications, the Project does not change the alignment or operations of U.S. 101.

The Project constructs additional pedestrian and bicycle facilities throughout the Project area and improves the intersections of Woodside Road with Veterans Boulevard, Broadway, Bay Road south of U.S. 101, and Seaport Boulevard / East Bayshore Road / Blomquist Street north of U.S. 101.

Project Purpose and Need

The State Route 84 (Woodside Road) and U.S. 101 interchange is a major access point to Redwood City, providing primary access for vehicles from the north and south travelling to and from the City. This interchange is regionally important as one of only three east-west links on the Peninsula. The high volume of commuter traffic into and out of the City causes recurring congestion along the Woodside Road corridor, including backups onto U.S. 101. This causes a speed differential between free-flow and stopped traffic, potentially contributing to vehicular collisions. Moreover, the current ramp configurations result in merge/weave issues that potentially contribute to collisions along Woodside Road, while the lack of pedestrian and bicycle infrastructure in the Project area compounds collision hazards.

The interchange is at the junction of several street and ramp intersections. Peak-period congestion on the local streets and highway ramps causes traffic delays for vehicles entering the Project area. Currently, bicycle and pedestrian access through the Project area is severely limited. The interchange is near San Francisco Bay, Union Pacific Railroad (UPRR) tracks, a Pacific Gas and Electric Company (PG&E) substation, and established land uses, which all limit transportation improvements in the Project area.

The purpose of the Project is to:

- Alleviate peak-period congestion at the State Route 84 (Woodside Road) / U.S. 101 interchange
- Improve traffic flow on local streets within and around the Project limits
- Improve bicycle and pedestrian access across U.S. 101 within the Project limits

To proceed, the Project requires both permanent R/W acquisition of certain lands, access rights, and TCEs. The Project's R/W anticipated capital costs of \$21.3M are fully funded based on initial offer estimates. These costs are being funded by an \$8.0M California State Transportation Improvement Program (STIP) grant, \$8.0M U.S. Department of Transportation (U.S. DOT) Infrastructure for Rebuilding America (INFRA) grant, and up to \$20.0M from San Mateo County Transportation Authority (SMCTA) Measure A grant funds.

The Project's R/W efforts began in 2023 with market-based appraisals; acquisition offers to purchase were distributed to impacted property owners between October 2024 and January 2026 and included statutory government code offers.

ANALYSIS

To proceed with the Project, the City must acquire certain private property interests. When considering acquiring property interests from private property owners, the City complied with California's detailed and strict requirements regarding eminent domain laws. The City described the public interest and necessity requiring the Project, and identified the property interests necessary for this Project. Additionally, the Project is designed to maximize public good and the least private injury. Once the City identified the private properties necessary for the Project, the City appraised the fair market value of those property interests and made offers to the owners of record to provide "just compensation", as required under the California Constitution. Just compensation is calculated based on the value of the property interest being acquired and any damages that may be present to the remainder of the property. In addition to just compensation, owners and/or their tenants may be entitled to loss of business goodwill damages.

At this stage in the process, the City has appraised the subject property interests and, through the City's consulting property acquisition agents (Associated Right of Way Services), made offers of just compensation to the owner(s) of each property for the subject property interests required for the Project. City staff and the City's acquisition agents will continue to negotiate with the property owners on the amount of just compensation; however, the Project schedule requires possession of the properties pending resolution of compensation owed to the private property owners. California's eminent domain process authorizes a public agency to conduct "Hearings of Necessity" (as described in this report) to acquire the required property interests and proceed with construction of the Project while the public agency continues to negotiate the amount of compensation required to be paid to the property owner.

Pursuant to the Cooperative Agreement with Caltrans (Attachment B), the City has the authority to conduct the Hearings of Necessity and adopt Resolutions of Necessity for this Project. Pursuant to Section 1245.235 of the Code of Civil Procedure, notice was given to all persons whose names and addresses appear on the last equalized County Assessment Roll as owners of those property interests needed by the City. Notices of Intention to Adopt a Resolution of Necessity to Acquire Property by Eminent Domain were sent by certified first-class mail on January 9, 2026, which notified the subject property owners of the public hearing scheduled for February 9, 2026 at 6:00 p.m., or as soon thereafter as the matter may be heard at City Hall, at which time they may appear to be heard on the matters referred to in the Notice.

In response to the Notice of Intention to Adopt a Resolution of Necessity to Acquire Property by Eminent Domain mailed to each property owner, the City received two requests to be heard at the hearing from two of the affected property owners. These requests are provided in Attachment C.

To construct the Project, the City must acquire the following property rights:

1. Utility easement acquisitions for PG&E, AT&T, and City storm drain facilities from a portion of the property located at 1050 Broadway (APN 054-023-120; the "LaSalle LP & Zachary Pearlman, TR Property," commonly known as 24 Hour Fitness).
2. A full property purchase in fee simple acquisition of the property located at 1201 Broadway (APN 054-012-100; the "Lamorinda Development and Investment Hirahara Family Limited Partnership Property", commonly known as Denny's restaurant).
3. A non-exclusive temporary construction easement (TCE) and a roadway and utility easement acquisition from a portion of the property located at 19 Seaport Boulevard (APN 052-392-280, 370, 460, 470, 480; the "Harbor View Property LLC Property", commonly known as Harbor View).

FINDINGS

State law requires the City to make certain findings with respect to the adoption of the Resolutions of Necessity. The findings must include the following:

- The public interest and necessity require the project;
- The property interests sought to be acquired are necessary for the project; and,
- The project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.

Provided below is the Project's justification for each of the finding requirements.

The Public Interest and Necessity Require the Project

Safety

The State Route 84 (Woodside Road) and U.S. 101 interchange is a barrier to safe mobility for all modes. Congestion, paired with unsafe speeds and a lack of sufficient pedestrian or bicyclist infrastructure, results in collisions between vehicles and vulnerable pedestrians and bicyclists. This safety issue is exacerbated between Bay Road and several employment centers north of Bayshore Road along Woodside Road, where travelers must cross U.S. 101.

The Project reduces collision exposure while making improvements to ramps, travel lanes, and intersections. Improvements include expanding ramp vehicle storage capacity and installing coordinated, signalized ramp terminal intersections. These changes eliminate routine bottlenecks on the Woodside Road / U.S. 101 off-ramps that currently result in collisions. Adding travel lanes and intersection capacity on Woodside Road and Seaport Boulevard reduces congestion for passenger vehicles and trucks and improves vehicle maneuverability (e.g., lane changes). Removing the fifth leg from the Broadway/Woodside Road/U.S. 101 ramps intersection, reducing the time allocated to serving vehicle movements.

The Project's improvements are designed to reduce annual fatalities and injuries through new safety features (e.g., traffic signals), improved traffic flows and reduced delays. The Project is designed to lower injury severity by reducing the speed difference between trucks and passenger vehicles. Pedestrians and bicyclists will benefit from new dedicated facilities crossing Woodside Road and U.S. 101, and at-grade improvements crossing UPRR tracks.

Emergency Response

The Project is vital to local health services and will improve response times from first responders (e.g., police, fire, emergency medical teams, hazardous materials disposal) via an interchange reconfiguration and north-south arterial roadways. Kaiser Permanente emergency care facilities are immediately adjacent to the project area on Veterans Boulevard. Stanford Medicine also has a facility on Broadway just east of the project area. The Project reduces peak period congestion and travel delays, thereby shortening emergency response times and improving public health services.

Moreover, the Redwood City Port, located just north of the Project area, is designated by the Federal Emergency Management Agency (FEMA) as a Federal Staging Area (FSA) and as a Bulk Fuel Distribution Point to receive and distribute relief supplies. This designation means that the Port is critical for Federal response to and recovery from a regional disaster (e.g., a catastrophic earthquake). To validate FSA activation, the Port conducts full-scale interagency emergency response and recovery drills with the City, County, and U.S. Coast Guard. During an emergency, access to the planned ferry terminal will be critical and mobility of first responders and supplies will depend on access through the interchange.

The Property Interests Sought to be Acquired are Necessary for the Project

The property interests sought for this Project are necessary for construction of the improvements discussed in the Project Description above. Significant efforts have been made to minimize physical and

operational impacts to adjacent properties both during and after construction; however, the Project cannot be constructed as planned without the acquisition of the subject property interests. There are four types of property rights being sought for the Project, described below, from least to most impactful.

- Abutters access rights are necessary from properties where continued vehicular ingress and egress to the adjacent public roadway would create public safety hazards due to changes in traffic patterns and circulation in and around the impacted properties. Abutters access rights are not being sought on any of the properties described in this report, but have been used elsewhere on the Project, where possible, to minimize impacts to private property.
- TCEs are necessary to provide adequate access for the contractor to physically construct the permanent improvements. The footprint of the non-exclusive TCE is designed to be the minimum area and impact needed for the construction. The temporary easements will be terminated following completion of construction with any disturbance restored to pre-project conditions. Here, the City is seeking to acquire TCEs on the Harbor View Property (APNs 052-392-280, 370, 460, 470, 480). These TCEs will be used for the purposes of constructing the Project, and will terminate on June 30, 2029, after the completion of the Project. These TCEs are necessary to the construction of the Project, and have been designed in a manner that will be most compatible with the greatest public good and least private injury.
- Permanent easement rights are necessary to relocate and construct public utilities such as PG&E electrical, AT&T communications, City storm drain, and public roadway facilities. Permanent easements allow the property owner to maintain substantial control over and use of the impacted property. Here, on the LaSalle property (APN 054-023-120) the City is seeking to acquire, for itself and on behalf of public utility providers, an electric utility easement, a telephone utility easement, and a public storm drain easement. On the Harbor View property, the City is seeking to acquire a permanent easement for roadway and utility purposes. These easements are necessary to the construction of the Project, and have been designed in a manner that will be most compatible with the greatest public good and least private injury.
- Fee simple acquisitions (permanent property purchases) are necessary to construct permanent project features. Here, the City is seeking to acquire a full fee interest in the Lamorinda Development and Investment property (Denny's) (APN 054-012-100). This property will be used for the Project for traffic lanes, shoulders, bicycle and pedestrian features, structures, drainage features, signing, signalization, and utilities. This fee acquisition is necessary to the construction of the Project, and has been designed in a manner that will be most compatible with the greatest public good and least private injury.

The Project is Planned or Located in the Manner that will be Most Compatible with the Greatest Public Good and Least Private Injury

The Project location and design are described in more detail in the CEQA Initial Study with Negative Declaration/Environmental Assessment that was adopted for this Project. The Project design requires acquisition of R/W for the construction of the State Route 84 (Woodside Road) / U.S. 101 interchange and related improvements.

While private property immediately adjacent to the Project will have some impact, the Project has been designed to minimize the disruption of access to those adjacent properties and impacts to their business.

PROCESS

To proceed with these property acquisitions through the eminent domain process, this public hearing provides an opportunity for the public to address the City Council. More importantly, the hearing provides an opportunity for each affected property owner, or their representative(s), to provide comments to the City Council regarding the matters affecting their property, as included in each of the three Resolutions of Necessity (Attachments D-F).

It is important to keep in mind that the purpose of the public hearing and the recommended action (to approve each Resolution of Necessity) is to consider the necessity to acquire the identified interests in property for the Project, based on the criteria summarized in this report. The ultimate amount of just compensation to be paid by the City, in accordance with requirements of eminent domain law, is beyond the scope of the City Council's action to approve the Resolutions of Necessity. It will be the City's goal to negotiate an amount of compensation that is consistent with the requirements of law and mutually agreeable to both parties; however, if an agreement is not reached, the City will be required to litigate the issue of just compensation in Superior Court of California, County of San Mateo.

For a Resolution of Necessity to be effective, it must be approved by a two-thirds vote by the City Council. Therefore, no less than five members of the seven-member City Council must approve.

Following approval of the Resolutions of Necessity, the City Attorney will be authorized to file an action in Superior Court to obtain an order for prejudgment possession of the property interest sought by the City and deposit the probable amount of just compensation with the State Treasury.

EQUITY IMPACT

Residents living in or near the Project area, primarily in U.S. Census tracts 6102.01 and 6105, are subject to multiple transportation and environmental burdens. Both Census tracts have pollution burdens at or above the 70th percentile, according to Cal EnviroScreen 4.0, and rank in the 99th percentile for environmental burden, 91st percentile for climate and disaster risk burden, and 85th percentile for social vulnerability, according to the U.S. DOT's Equitable Transportation Community Explorer.

This Project aligns with the federal Justice40 Initiative by prioritizing benefits for residents of Areas of Persistent Poverty (APP) and Historically Disadvantaged Communities (HDC). The Project is expected to significantly reduce air pollution, cutting emissions of all major air pollutants by an average of 75 percent. Additionally, the Project will connect communities to open space along the bay shoreline, enhance transit access, and improve access to essential destinations such as nearby healthcare centers (including Kaiser Permanente and Stanford Medical Centers), grocery stores, recreational facilities, and educational institutions.

FISCAL IMPACT

The City has made an offer of just compensation offer to each owner of record for the rights required for this Project, in accordance with Government Code Section 7267.2. Each offer was based on an appraisal of the fair market value of the property rights being acquired. In each case, efforts were made to acquire

each required property or property right through negotiated purchase and sale instead of condemnation. Attempts to negotiate a settlement involved meetings with, and calls and emails made to, the property owners.

Appraised values for the rights required for these properties total approximately \$6M, which is reimbursable from grant sources discussed in the Background section (above). Additional costs may be incurred through settlements with property owners or determinations of just compensation in further court proceedings.

Table 1 (below) summarizes the funding sources for the R/W acquisition costs. As demonstrated, the Project has sufficient funds to cover R/W capital costs. Funding from the SMCTA that is not used in R/W acquisition will be reallocated to the construction phase.

<i>Table 1: Funding Sources for R/W Capital Costs</i>	
<i>Funding Source</i>	<i>Approved Amount</i>
State - STIP	\$ 8,000,000
Federal (U.S. DOT) - INFRA	\$ 8,000,000
County - SMCTA	\$ 20,000,000
Total Available R/W Funding	\$ 36,000,000
<i>Total anticipated R/W capital costs</i>	<i>\$ 26,700,000</i>

ENVIRONMENTAL REVIEW

On December 16, 2016, Caltrans approved an Initial Study with Negative Declaration/Environmental Assessment (ND/EA) for the United States Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project (SCH No. 2016042024). The ND/EA analyzed the environmental impacts of the Project in compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Adoption of the Resolutions of Necessity will not result in any direct or indirect physical impacts and does not constitute a substantial change to the Project such that revisions to the previously approved ND/EA are required. Further, no changes to the Project or its circumstances have occurred nor has new information become available that would require additional environmental review.

PUBLIC NOTICE

On January 30, 2026, ten days before the hearing date, notice of the City Council hearing was posted on the City website and placed in the San Mateo Daily Journal. Additionally, Notices of Intent were mailed directly to the impacted property owners on January 9, 2026. Lastly, public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council may choose not to approve the Resolutions of Necessity. Two alternatives are identified below:

1. Not approve the Resolutions of Necessity and instead direct staff to modify the Project design to avoid these properties. This alternative is likely to stop the Project moving forward, add significant time delays and costs for Project re-design, potentially require additional property acquisitions, and may require the City to re-evaluate how to proceed with the Project, if at all. As noted above, the Project has been designed in the manner that will be most compatible with the greatest public good and least private injury, and all of the properties being acquired are necessary for the project.
2. Not approve the Resolutions of Necessity at this time and instead wait until all negotiations are concluded. In the event that one or more of the negotiations are unsuccessful, which is likely based on some of the current demands from property owners, this alternative would delay the Project by at least several months while also increasing the cost significantly.

Both alternatives would create significant delays that would likely result in a partial loss of the STIP funding identified in Table 1 above.

ATTACHMENTS

Attachment A – Graphic Depiction of Project

Attachment B – Cooperative Agreement

Attachment C – Property Owner Responses to Notice of Intention to Adopt a Resolution of Necessity to Acquire Property by Eminent Domain

Attachment D – Resolution of Necessity for the LaSalle LP & Zachary Pearlman, TR Property

Attachment E – Resolution of Necessity for the Lamorinda Development and Investment Hirahara Family Limited Partnership Property

Attachment F – Resolution of Necessity for the Harbor View Property, LLC Property

REPORT PREPARED BY:

Karen Pachmayer, Principal Planner
kpachmayer@redwoodcity.org
(650) 780-7696

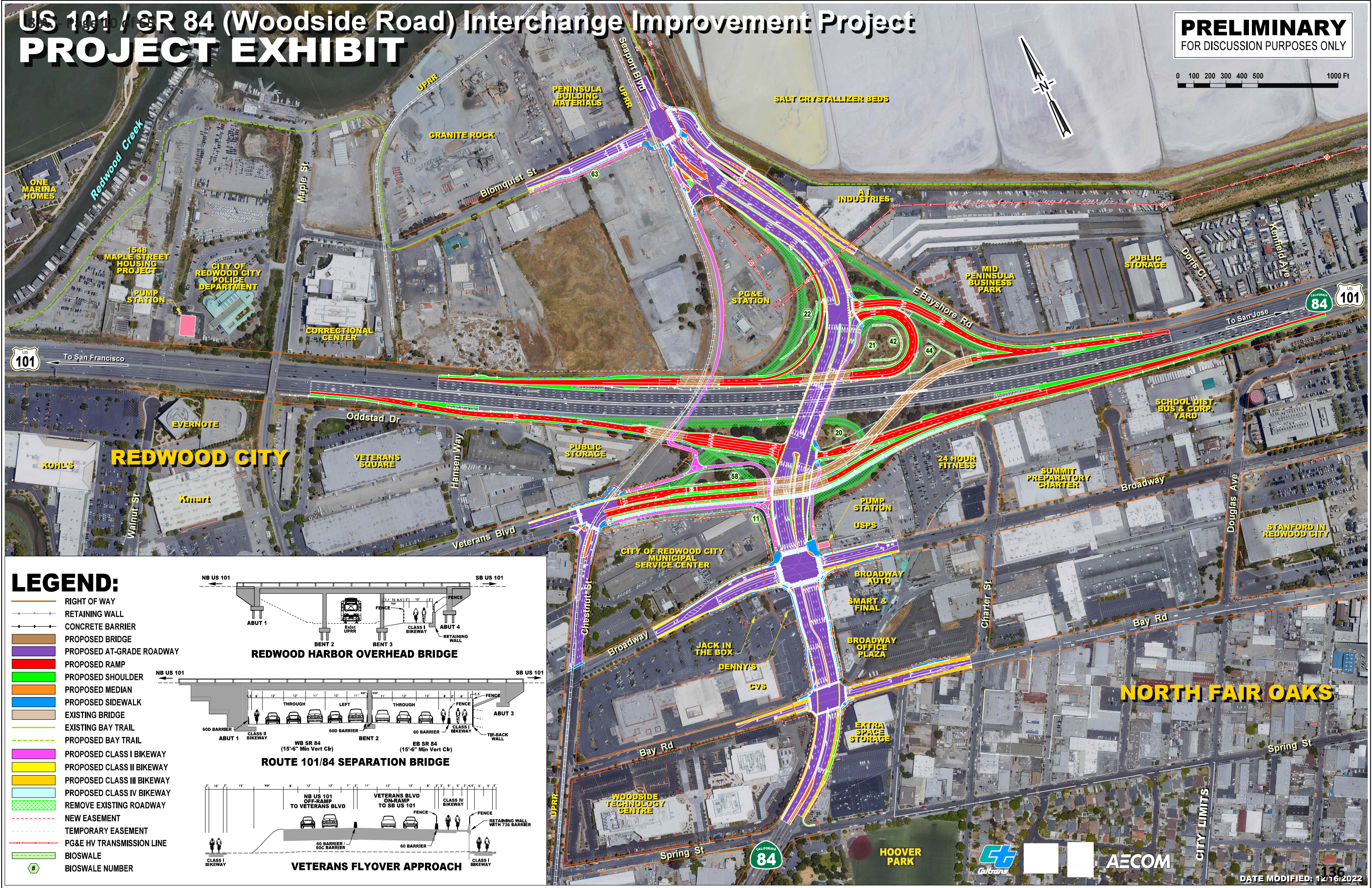
APPROVED BY:

Tanisha Werner, Engineering & Transportation Director
Patrick Heisinger, City Manager

US 101 / SR 84 (Woodside Road) Interchange Improvement Project

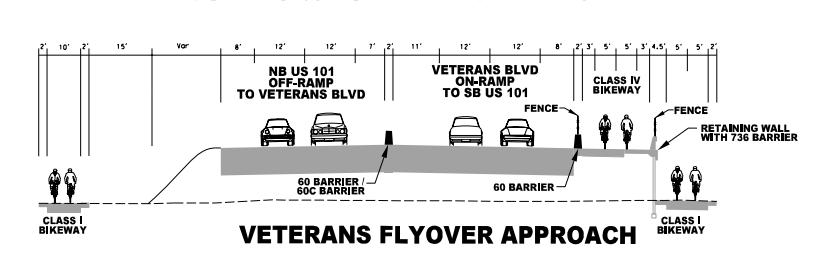
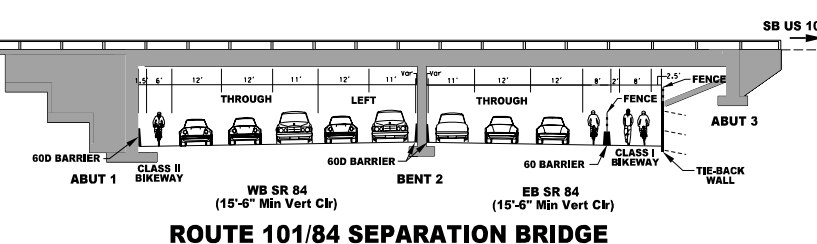
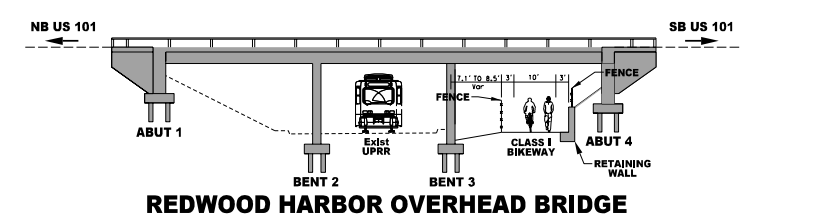
PROJECT EXHIBIT

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY



LEGEND:

- RIGHT OF WAY
- RETAINING WALL
- CONCRETE BARRIER
- PROPOSED BRIDGE
- PROPOSED AT-GRADE ROADWAY
- PROPOSED RAMP
- PROPOSED SHOULDER
- PROPOSED MEDIAN
- PROPOSED SIDEWALK
- EXISTING BRIDGE
- EXISTING BAY TRAIL
- PROPOSED BAY TRAIL
- PROPOSED CLASS I BIKEWAY
- PROPOSED CLASS II BIKEWAY
- PROPOSED CLASS III BIKEWAY
- PROPOSED CLASS IV BIKEWAY
- REMOVE EXISTING ROADWAY
- NEW EASEMENT
- TEMPORARY EASEMENT
- PG&E HV TRANSMISSION LINE
- BIOSWALE
- BIOSWALE NUMBER



NORTH FAIR OAKS



COOPERATIVE AGREEMENT

State Independent Quality Assurance

This AGREEMENT, effective on October 11, 2017, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Redwood City, a Charter City and a municipal corporation of the State of California, referred to hereinafter as CITY.

RECITALS

1. PARTNERS are authorized to enter into a cooperative agreement for improvements to the state highway system (SHS) per the California Streets and Highways Code sections 114 and 130.
2. For the purpose of this AGREEMENT, *reconstructing the existing US 101-Woodside Road (State Route 84) interchange to alleviate recurring congestion and to increase safety by improving highway and local intersection operations and by increasing the accommodation of people walking and bicycling through this interchange*, will be referred to hereinafter as PROJECT. The PROJECT scope of work is defined in the approved Project Report dated December 19, 2016 for the PROJECT.
3. All responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENTS will be referred to hereinafter as OBLIGATION:
 - Plans, Specifications, and Estimate (PS&E)
 - Right of Way Support (R/W SUPPORT)
 - Right of Way Capital (R/W CAPITAL)
4. This AGREEMENT is separate from and does not modify or replace any other cooperative agreement or memorandum of understanding between PARTNERS regarding the PROJECT.

5. The following work associated with this PROJECT has been completed or is in progress:
 - CITY completed the Project Report and Environmental Document (PA&ED), under CALTRANS oversight, which was approved by CALTRANS December 19, 2016 (Cooperative Agreement No. 04-2512).
 - The Project Initiation Document (PID) was completed by CALTRANS prior to this AGREEMENT. A Project Study Report -Project Development Support (PSR-PDS) was approved by CALTRANS on September 20, 2000 and a Supplemental PSR-PDS was approved by CALTRANS on June 13, 2006.
6. In this AGREEMENT capitalized words represent defined terms, initialisms, or acronyms.
7. PARTNERS hereby set forth the terms, covenants, and conditions of this AGREEMENT, under which they will accomplish OBLIGATION.

RESPONSIBILITIES

Sponsorship

CITY is the SPONSOR for the PROJECT COMPONENTS in this AGREEMENT.

Funding

8. Each PARTNER is responsible for the costs they incur in performing the OBLIGATION of this AGREEMENT unless otherwise stated in this AGREEMENT.

Implementing Agency

9. CITY is the IMPLEMENTING AGENCY for PS&E.
10. CITY is the IMPLEMENTING AGENCY for RIGHT OF WAY CAPITAL and SUPPORT.
11. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will provide a Quality Management Plan (QMP) for that component as part of the PROJECT MANAGEMENT PLAN. The Quality Management Plan describes the IMPLEMENTING AGENCY's quality policy and how it will be used. The Quality Management Plan is subject to CALTRANS review and approval.

12. Any PARTNER responsible for completing WORK shall make its personnel and consultants that prepare WORK reasonably available to help resolve WORK-related problems and changes for the entire duration of the PROJECT including PROJECT COMPONENT work that may occur under separate agreements.

Independent Quality Assurance

13. CALTRANS will provide Independent Quality Assurance for the portions of WORK within the existing and proposed SHS right-of-way.

CALTRANS' Independent Quality Assurance efforts are to ensure that CITY's quality assurance activities result in WORK being developed in accordance with the applicable standards and within an established Quality Management Plan. Independent Quality Assurance does not include any efforts necessary to develop or deliver WORK or any validation by verifying or rechecking work performed by another party.

When CALTRANS performs Independent Quality Assurance it does so for its own benefit. No one can assign liability to CALTRANS due to its Independent Quality Assurance.

CEQA/NEPA Lead Agency

14. CALTRANS is the CEQA Lead Agency for the PROJECT.
15. CALTRANS is the NEPA Lead Agency for the PROJECT.

Environmental Permits, Approvals and Agreements

16. PARTNERS will comply with the commitments and conditions set forth in the environmental documentation, environmental permits, approvals, and applicable agreements as those commitments and conditions apply to each PARTNER's responsibilities in this AGREEMENT.
17. Unless otherwise assigned in this AGREEMENT, the IMPLEMENTING AGENCY for a PROJECT COMPONENT is responsible for all PROJECT COMPONENT WORK associated with coordinating, obtaining, implementing, renewing, and amending the PROJECT permits, agreements, and approvals whether they are identified in the planned project scope of work or become necessary in the course of completing the PROJECT.

18. The PROJECT requires the following environmental requirements/approvals:

ENVIRONMENTAL PERMITS/REQUIREMENTS
Federal Endangered Species Act Section 7 USFWS
Federal Endangered Species Act NOAA/NMFS
BO Section 7 USFWS
BO Section 7 NOAA/NMFS
Essential Fish Habitat (EFH), NOAA/NMFS
Federal Coastal Zone Mgmt. Act Consistency Determination, San Francisco Bay Conservation and Development Commission
Federal Coastal Zone Mgmt. Act Consistency Determination, CCC

Plans, Specifications, and Estimate (PS&E)

19. As IMPLEMENTING AGENCY for PS&E, CITY is responsible for all PS&E WORK except those PS&E activities and responsibilities that are assigned to another PARTNER in this AGREEMENT and those activities that may be specifically excluded.

20. CALTRANS will be responsible for completing the following PS&E activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
Independent Quality Assurance

21. CITY will prepare Utility Conflict Maps identifying the accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.

CITY will provide CALTRANS a copy of Utility Conflict Maps for CALTRANS' concurrence prior to issuing the Notices to Owner and executing the Utility Agreement. All utility conflicts will be addressed in the PROJECT plans, specifications, and estimate.

Right of Way (R/W)

- 22. As IMPLEMENTING AGENCY for R/W, CITY is responsible for all R/W SUPPORT and R/W CAPITAL WORK except those R/W SUPPORT and R/W CAPITAL activities and responsibilities that are assigned to another PARTNER in this AGREEMENT and those activities that may be specifically excluded.
- 23. CALTRANS will be responsible for completing the following R/W SUPPORT and R/W CAPITAL activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
Independent Quality Assurance

- 24. The selection of R/W personnel and WORK within the completed PROJECT's SHS right-of-way will be performed in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements.
- 25. CITY will make all necessary arrangements with utility owners for the timely accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.
- 26. CITY will provide CALTRANS a copy of conflict maps, Relocation Plans, proposed Notices to Owner, Reports of Investigation, and Utility Agreements (if applicable) for CALTRANS' concurrence prior to issuing the Notices to Owner and executing the Utility Agreement. All utility conflicts will be fully addressed prior to Right of Way Certification and all arrangements for the protection, relocation, or removal of all conflicting facilities will be completed prior to construction contract award and included in the PROJECT plans, specifications, and estimate.
- 27. CITY will determine the cost to positively identify and locate, protect, relocate, or remove any utility facilities whether inside or outside SHS right-of-way in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements including but not limited to Freeway Master Contracts.
- 28. CITY will provide a land surveyor licensed in the State of California to be responsible for surveying and right-of-way engineering. All survey and right-of-way engineering documents will bear the professional seal, certificate number, registration classification, expiration date of certificate, and signature of the responsible surveyor.

29. CITY will utilize a public agency currently qualified by CALTRANS or a properly licensed consultant for all right-of-way activities. A qualified right-of-way agent will administer all right-of-way consultant contracts.

CITY will submit a draft Right of Way Certification document to CALTRANS six (6) weeks prior to the scheduled Right of Way Certification milestone date for review.

CITY will submit a final Right of Way Certification document to CALTRANS for approval prior to the PROJECT advertisement.

30. Physical and legal possession of right-of-way must be completed prior to construction advertisement, unless PARTNERS mutually agree to other arrangements in writing. Right of way conveyances must be completed prior to OBLIGATION COMPLETION, unless PARTNERS mutually agree to other arrangements in writing.
31. CALTRANS' acceptance of right-of-way title is subject to review of an Updated Preliminary Title Report provided by CITY verifying that the title is free of all encumbrances and liens. Upon acceptance, CITY will provide CALTRANS with a Policy of Title Insurance in CALTRANS' name.
32. CITY will hear and adopt Resolutions of Necessity when authorized to do so by law or will seek an exception from Caltrans for the California Transportation Commission (CTC) to hear and adopt Resolutions of Necessity.
33. CITY will conduct and document Condemnation Evaluation and Condemnation Panel Review meetings as required in accordance with CALTRANS policy and guidance. CALTRANS will be notified in advance of any Condemnation Panel Review meetings.

Schedule

34. PARTNERS will manage the schedule for OBLIGATIONS through the work plan included in the PROJECT MANAGEMENT PLAN.

Additional Provisions

35. PARTNERS will perform all OBLIGATIONS in accordance with federal and California laws, regulations, and standards; FHWA STANDARDS; and CALTRANS STANDARDS.
36. CALTRANS retains the right to reject noncompliant WORK, protect public safety, preserve property rights, and ensure that all WORK is in the best interest of the SHS.
37. Each PARTNER will ensure that personnel participating in OBLIGATIONS are appropriately qualified or licensed to perform the tasks assigned to them.

38. PARTNERS will invite each other to participate in the selection of any consultants who participate in OBLIGATIONS , provided however that the IMPLEMENTING AGENCY for any PROJECT COMPONENT will retain final discretion to select consultants for WORK related to such PROJECT COMPONENT.
39. CALTRANS will issue, upon proper application, the encroachment permits required for WORK within SHS right-of-way. Contractors and/or agents, and utility owners will not work within the SHS right-of-way without an encroachment permit issued in their name. CALTRANS will provide encroachment permits to PARTNERS, their contractors, consultants and agents, and utility owners at no cost. If the encroachment permit and this AGREEMENT conflict, the requirements of this AGREEMENT shall prevail.
40. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will coordinate, prepare, obtain, implement, renew, and amend any encroachment permits needed to complete the PROJECT COMPONENT WORK.
41. If any PARTNER discovers unanticipated cultural, archaeological, paleontological, or other protected resources during WORK, all WORK in that area will stop and that PARTNER will notify all PARTNERS within twenty-four (24) hours of discovery. WORK may only resume after a qualified professional has evaluated the nature and significance of the discovery and a plan is approved for its removal or protection.
42. PARTNERS will hold all administrative drafts and administrative final reports, studies, materials, and documentation relied upon, produced, created, or utilized for the PROJECT in confidence to the extent permitted by law and where applicable, the provisions of California Government Code section 6254.5(e) shall protect the confidentiality of such documents in the event that said documents are shared between PARTNERS.

PARTNERS will not distribute, release, or share said documents with anyone other than (a) any employees and (b) agents and consultants who require access to complete the PROJECT without the written consent of the PARTNER authorized to release them, unless required or authorized to do so by law.
43. If a PARTNER receives a public records request pertaining to OBLIGATIONS, that PARTNER will notify PARTNERS within five (5) working days of receipt and make PARTNERS aware of any disclosed public documents. PARTNERS will make reasonable efforts to consult with each other prior to the release of any public documents related to the PROJECT.
44. If HM-1 or HM-2 is found during a PROJECT COMPONENT, the IMPLEMENTING AGENCY for that PROJECT COMPONENT will immediately notify PARTNERS.

45. CALTRANS, independent of the PROJECT, is responsible for any HM-1 found within the existing SHS right-of-way. CALTRANS will undertake, or cause to be undertaken, HM MANAGEMENT ACTIVITIES related to HM-1 with minimum impact to the PROJECT schedule.

CALTRANS, independent of the PROJECT will pay, or cause to be paid, the cost of HM MANAGEMENT ACTIVITIES related to HM-1 found within the existing SHS right-of-way.

46. CITY, independent of the PROJECT, is responsible for any HM1 found within the PROJECT limits and outside the existing SHS right-of-way. CITY will undertake, or cause to be undertaken, HM MANAGEMENT ACTIVITIES related to HM1 with minimum impact to the PROJECT schedule.

CITY, independent of the PROJECT, will pay, or cause to be paid, the cost of HM MANAGEMENT ACTIVITIES related to HM1 found within the PROJECT limits and outside of the existing SHS right-of-way.

47. If HM-2 is found within the PROJECT limits, the public agency responsible for the advertisement, award, and administration (AAA) of the PROJECT construction contract will be responsible for HM MANAGEMENT ACTIVITIES related to HM-2.
48. CALTRANS' acquisition or acceptance of title to any property on which any HM1 or HM2 is found will proceed in accordance with CALTRANS' policy on such acquisition.
49. CITY will accept, reject, compromise, settle, or litigate claims of any non-AGREEMENT parties hired to complete CITY OBLIGATIONS.
50. PARTNERS will confer on any claim that may affect OBLIGATIONS or PARTNERS' liability or responsibility under this AGREEMENT in order to retain resolution possibilities for potential future claims. No PARTNER will prejudice the rights of another PARTNER until after PARTNERS confer on the claim.
51. If the PROJECT expends state or federal funds, each PARTNER will comply with the federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards of 2 CFR, Part 200. PARTNERS will ensure that any for-profit party hired to participate in the OBLIGATIONS will comply with the requirements in 48 CFR, Chapter 1, Part 31. When state or federal funds are expended on the PROJECT these principles and requirements apply to all funding types included in this AGREEMENT.
52. PARTNERS will maintain, and will ensure that any party hired by PARTNERS to participate in OBLIGATIONS will maintain, a financial management system that conforms to Generally Accepted Accounting Principles (GAAP), and that can properly accumulate and segregate incurred PROJECT costs and billings.

53. PARTNERS will maintain and make available to each other all OBLIGATIONS -related documents, including financial data, during the term of this AGREEMENT.

PARTNERS will retain all OBLIGATIONS -related records for three (3) years after the final voucher.

54. If the PROJECT expends state or federal funds, each PARTNER will undergo an annual audit in accordance with the Single Audit Act and the federal Office of Management and Budget (OMB) Circular A-133.
55. If the PROJECT expends federal funds, any PARTNER that hires an A&E consultant to perform WORK on any part of the PROJECT will ensure that the procurement of the consultant and the consultant overhead costs are in accordance with Chapter 10 of the *Local Assistance Procedures Manual*.
56. If WORK stops for any reason, IMPLEMENTING AGENCY will place the PROJECT right-of-way in a safe and operable condition acceptable to CALTRANS.
57. If WORK stops for any reason, each PARTNER will continue to implement all of its applicable commitments and conditions included in the PROJECT environmental documentation, permits, agreements, or approvals that are in effect at the time that WORK stops, as they apply to each PARTNER's responsibilities in this AGREEMENT, in order to keep the PROJECT in environmental compliance until WORK resumes.
58. Fines, interest, or penalties levied against a PARTNER will be paid by the PARTNER whose action or lack of action caused the levy.
59. CITY will furnish CALTRANS with the Project History Files related to the PROJECT facilities on SHS within sixty (60) days following the completion of each PROJECT COMPONENT. CITY will prepare the Project History File in accordance with the Project Development Procedures Manual, Chapter 7. All material will be submitted neatly in a three-ring binder and on a CD ROM in PDF format.

GENERAL CONDITIONS

60. PARTNERS understand that this AGREEMENT is in accordance with and governed by the Constitution and laws of the State of California. This AGREEMENT will be enforceable in the State of California. Any PARTNER initiating legal action arising from this AGREEMENT will file and maintain that legal action in the Superior Court of the county in which the CALTRANS district office that is signatory to this AGREEMENT resides, or in the Superior Court of the county in which the PROJECT is physically located.
61. All CALTRANS' OBLIGATIONS under this AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, and the allocation of funds by the California Transportation Commission.
62. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under this AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of its officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under this AGREEMENT.
63. Neither CALTRANS nor any officer or employee thereof is responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under this AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of its officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under this AGREEMENT.
64. PARTNERS do not intend this AGREEMENT to create a third party beneficiary or define duties, obligations, or rights in parties not signatory to this AGREEMENT. PARTNERS do not intend this AGREEMENT to affect their legal liability by imposing any standard of care for fulfilling OBLIGATIONS different from the standards imposed by law.

65. PARTNERS will not assign or attempt to assign OBLIGATIONS to parties not signatory to this AGREEMENT without an amendment to this AGREEMENT.
66. PARTNERS will not interpret any ambiguity contained in this AGREEMENT against each other. PARTNERS waive the provisions of California Civil Code section 1654.
67. A waiver of a PARTNER's performance under this AGREEMENT will not constitute a continuous waiver of any other provision.
68. A delay or omission to exercise a right or power due to a default does not negate the use of that right or power in the future when deemed necessary.
69. If any PARTNER defaults in its OBLIGATIONS, a non-defaulting PARTNER will request in writing that the default be remedied within thirty (30) calendar days. If the defaulting PARTNER fails to do so, the non-defaulting PARTNER may initiate dispute resolution.
70. PARTNERS will first attempt to resolve AGREEMENT disputes at the PROJECT team level. If they cannot resolve the dispute themselves, the CALTRANS district director and the executive officer of CITY will attempt to negotiate a resolution. If PARTNERS do not reach a resolution, PARTNERS' legal counsel will initiate mediation. PARTNERS agree to participate in mediation in good faith and will share equally in its costs.

Neither the dispute nor the mediation process relieves PARTNERS from full and timely performance of OBLIGATIONS in accordance with the terms of this AGREEMENT. However, if any PARTNER stops fulfilling OBLIGATIONS, any other PARTNER may seek equitable relief to ensure that OBLIGATIONS continue.

Except for equitable relief, no PARTNER may file a civil complaint until after mediation, or forty-five (45) calendar days after filing the written mediation request, whichever occurs first.

PARTNERS will file any civil complaints in the Superior Court of the county in which the CALTRANS district office signatory to this AGREEMENT resides or in the Superior Court of the county in which the PROJECT is physically located.

71. PARTNERS maintain the ability to pursue alternative or additional dispute remedies if a previously selected remedy does not achieve resolution.
72. If any provisions in this AGREEMENT are found by a court of competent jurisdiction to be, or are in fact, illegal, inoperative, or unenforceable, those provisions do not render any or all other AGREEMENT provisions invalid, inoperative, or unenforceable, and those provisions will be automatically severed from this AGREEMENT.

73. If during performance of WORK additional activities or environmental documentation is necessary to keep the PROJECT in environmental compliance, PARTNERS will amend this AGREEMENT to include completion of those additional tasks.
74. Except as otherwise provided in the AGREEMENT, PARTNERS will execute a formal written amendment if there are any changes to OBLIGATIONS.
75. When WORK performed on the PROJECT is done under contract and falls within the Labor Code section 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771, PARTNERS shall conform to the provisions of Labor Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Division 1, Chapter 8, Subchapter 3, Articles 1-7. PARTNERS shall include prevailing wage requirements in contracts for public work and require contractors to include the same prevailing wage requirements in all subcontracts. Work performed by a PARTNER's own employees is exempt from the Labor Code's Prevailing Wage requirements.
76. If WORK is paid for, in whole or part, with federal funds and is of the type of work subject to federal prevailing wage requirements, PARTNERS shall conform to the provisions of the Davis-Bacon and Related Acts, 40 U.S.C. § 276(a).

When applicable, PARTNERS shall include federal prevailing wage requirements in contracts for public work. WORK performed by a PARTNER's employees is exempt from federal prevailing wage requirements.

77. PARTNERS agree to sign a CLOSURE STATEMENT to terminate this AGREEMENT. However, all indemnification, document retention, audit, claims, environmental commitment, legal challenge, maintenance and ownership articles will remain in effect until terminated or modified in writing by mutual agreement or expire by the statute of limitations.
78. PARTNERS intend this AGREEMENT to be their final expression that supersedes any oral understanding or writings pertaining to the OBLIGATIONS. The requirements of this AGREEMENT shall preside over any conflicting requirements in any documents that are made an express part of this AGREEMENT.

DEFINITIONS

AGREEMENT – This agreement including any attachments, exhibits, and amendments.

CALTRANS STANDARDS – CALTRANS policies and procedures, including, but not limited to, the guidance provided in the Project Development Procedures Manual (PDPM) and the CALTRANS Workplan Standards Guide for the Delivery of Capital Projects (WSG) [which contains the CALTRANS Work Breakdown Structure (WBS) and was previously known as the WBS Guide] and is available at <http://www.dot.ca.gov/hq/projmgmt/guidance.htm>.

CEQA (California Environmental Quality Act) – The act (California Public Resources Code, sections 21000 et seq.) that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those significant impacts, if feasible.

CFR (Code of Federal Regulations) – The general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government.

CLOSURE STATEMENT – A document signed by PARTNERS that verifies the completion of all OBLIGATIONS included in this AGREEMENT and in all amendments to this AGREEMENT.

FHWA – Federal Highway Administration.

FHWA STANDARDS – FHWA regulations, policies and procedures, including, but not limited to, the guidance provided at www.fhwa.dot.gov/topics.htm.

FUNDING PARTNER – A PARTNER that commits funds in this AGREEMENT to fulfill OBLIGATIONS. A FUNDING PARTNER accepts the responsibility to provide the funds it commits in this Agreement.

FUNDING SUMMARY – An executed document that names FUNDING PARTNER(S), includes a FUNDING TABLE, SPENDING SUMMARY, deposit amounts, and invoicing and payment methods.

FUNDING TABLE – The table that designates funding sources, types of funds, and the PROJECT COMPONENT in which the funds are to be spent. Funds listed on the FUNDING TABLE are “not-to-exceed” amounts for each FUNDING PARTNER.

GAAP (Generally Accepted Accounting Principles) – Uniform minimum standards and guidelines for financial accounting and reporting issued by the Federal Accounting Standards Advisory Board that serve to achieve some level of standardization. See <http://www.fasab.gov/accepted.html>.

HM-1 – Hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law whether it is disturbed by the PROJECT or not.

HM-2 – Hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

HM MANAGEMENT ACTIVITIES – Management activities related to either HM-1 or HM-2 including, without limitation, any necessary manifest requirements and disposal facility designations.

IMPLEMENTING AGENCY – The PARTNER responsible for managing the scope, cost, and schedule of a PROJECT COMPONENT to ensure the completion of that component.

IQA (Independent Quality Assurance) – CALTRANS' efforts to ensure that another PARTNER's quality assurance activities are in accordance with the applicable standards and the PROJECT's Quality Management Plan (QMP). When CALTRANS performs Independent Quality Assurance it does not develop, produce, validate, verify, re-check, or quality control another PARTNER's work products.

NEPA (National Environmental Policy Act of 1969) – This federal act establishes a national policy for the environment and a process to disclose the adverse impacts of projects with a federal nexus.

OBLIGATIONS – All WORK responsibilities and their associated costs.

OBLIGATION COMPLETION – PARTNERS have fulfilled all OBLIGATIONS included in this AGREEMENT and have signed a CLOSURE STATEMENT.

PARTNER – Any individual signatory party to this AGREEMENT. PARTNERS – The term that collectively references all of the signatory agencies to this AGREEMENT. This term only describes the relationship between these agencies to work together to achieve a mutually beneficial goal. It is not used in the traditional legal sense in which one PARTNER's individual actions legally bind the other

PARTNER.PROJECT COMPONENT – A distinct portion of the planning and project development process of a capital project as outlined in California Government Code, section 14529(b).

- **PID (Project Initiation Document)** – The work required to deliver the project initiation document for the PROJECT in accordance with CALTRANS STANDARDS.
- **PA&ED (Project Approval and Environmental Document)** – The work required to deliver the project approval and environmental documentation for the PROJECT in accordance with CALTRANS STANDARDS.
- **PS&E (Plans, Specifications, and Estimate)** – The work required to deliver the plans, specifications, and estimate for the PROJECT in accordance with CALTRANS STANDARDS.
- **R/W (Right of Way)** – The project components for the purpose of acquiring real property interests for the PROJECT in accordance with CALTRANS STANDARDS.
 - **R/W (Right of Way) SUPPORT** – The work required to obtain all property interests for the PROJECT.
 - **R/W (Right of Way) CAPITAL** – The funds for acquisition of property rights for the PROJECT.
- **CONSTRUCTION** – The project components for the purpose of completing the construction of the PROJECT in accordance with CALTRANS STANDARDS.
 - **CONSTRUCTION SUPPORT** – The work required for the administration, acceptance, and final documentation of the construction contract for the PROJECT.
 - **CONSTRUCTION CAPITAL** – The funds for the construction contract.

PROJECT MANAGEMENT PLAN – A group of documents used to guide the PROJECT's execution and control throughout that project's lifecycle.

PS&E (Plans, Specifications, and Estimate) – See PROJECT COMPONENT.

QMP (Quality Management Plan) – An integral part of the PROJECT MANAGEMENT PLAN that describes IMPLEMENTING AGENCY's quality policy and how it will be used.

R/W (Right of Way) CAPITAL – See PROJECT COMPONENT.

R/W (Right of Way) SUPPORT – See PROJECT COMPONENT.

SHS (State Highway System) – All highways, right-of-way, and related facilities acquired, laid out, constructed, improved, or maintained as a state highway pursuant to constitutional or legislative authorization.

SPENDING SUMMARY – A table that identifies the funds available for expenditure by each PARTNER. The table shows the maximum reimbursable expenditure for each PARTNER in each PROJECT COMPONENT.

SPONSOR – Any PARTNER that accepts the responsibility to establish scope of the PROJECT and the obligation to secure financial resources to fund the PROJECT COMPONENTS in this AGREEMENT. A SPONSOR is responsible for adjusting the PROJECT scope to match committed funds or securing additional funds to fully fund the PROJECT COMPONENTS in this AGREEMENT. If this AGREEMENT has more than one SPONSOR, funding adjustments will be made by percentage (as outlined in Responsibilities). Scope adjustments must be developed through the project development process and must be approved by CALTRANS as the owner/operator of the SHS.

WORK – All efforts to complete the OBLIGATIONS included in this AGREEMENT as described by the activities in the CALTRANS Workplan Standards Guide for the Delivery of Capital Projects (WSG).

SIGNATURES

PARTNERS are empowered by California Streets and Highways Code sections 114 and 130 to enter into this AGREEMENT and have delegated to the undersigned the authority to execute this AGREEMENT on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this AGREEMENT.

Signatories may execute this AGREEMENT through individual signature pages provided that each signature is an original. This AGREEMENT is not fully executed until all original signatures are attached.

Contact Information

CALTRANS

Mohammad Suleiman, Project Manager
111 Grand Avenue
Oakland, CA 94612
Office Phone: (510) 622-5943
Email: mohammad.suleiman@dot.ca.gov

CITY OF REDWOOD CITY

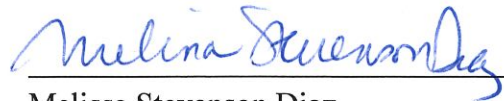
Paul Krupka, Project Manager
1017 Middlefield Road
Redwood City, CA 94063
Office Phone: (650) 504-2299
Email: paul@pkrupkaconsulting.com

**STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION**

CITY OF REDWOOD CITY




Helena (Lenka) Culik-Caro
Deputy District Director, Design



Melissa Stevenson Diaz
City Manager

Approved as to form and procedure:

Attest:



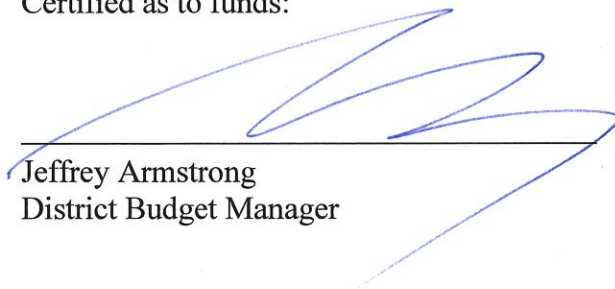
Attorney
Department of Transportation



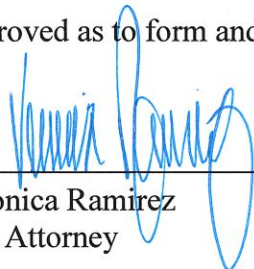
Silvia Vonderlinden Pamela Aguilar
City Clerk

Certified as to funds:

Approved as to form and procedure:



Jeffrey Armstrong
District Budget Manager



Veronica Ramirez
City Attorney

Funding

1. In accordance with the Caltrans Federal-Aid Project Funding Guidelines, CITY must obtain approval from the Federal Highway Administration prior to any PROJECT funding changes that will change the federal share of funds.

Invoicing and Payment

Plans, Specifications, and Estimate (PS&E)

2. No invoicing or reimbursement will occur for the PS&E PROJECT COMPONENT.

Right of Way Support (R/W SUPPORT)

3. No invoicing or reimbursement will occur for the R/W SUPPORT PROJECT COMPONENT.

Right of Way Capital (R/W CAPITAL)

4. No invoicing or reimbursement will occur for the R/W CAPITAL PROJECT COMPONENT.

07/24/2017

RESOLUTION NO. 15610

A RESOLUTION OF THE COUNCIL OF THE CITY OF REDWOOD CITY APPROVING A COOPERATIVE AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR STATE INDEPENDENT QUALITY ASSURANCE OF THE PLANS, SPECIFICATIONS AND ESTIMATE (PS&E), RIGHT OF WAY SUPPORT (R/W SUPPORT), AND RIGHT OF WAY CAPITAL (R/W CAPITAL) PHASES FOR THE 101/84 INTERCHANGE

WHEREAS, the US 101 – Woodside Road (State Route 84) interchange and surrounding intersections regularly exceed their capacity, causing queuing onto the freeway and on local streets; are challenging to navigate for people who walk or ride a bicycle along Woodside Road; and generally do not meet the operational and safety needs of the City of Redwood City, and

WHEREAS, the City proposes to address the recurring congestion and operational and safety deficiencies (the Project), and

WHEREAS, the City is ready to start the next phase of the project, which involves the development of the plans, specifications and estimates and provision of right of way support, and right of way capital and has secured funding for that phase of the work from the San Mateo County Transportation Authority; and

WHEREAS, the City is required to enter into a cooperative agreement with Caltrans whenever project work is contemplated that involves improvements to the State Highway system; and

WHEREAS, the proposed cooperative agreement has been reviewed by City staff and has been determined to be fair and reasonable, and will incur no financial liability to the City by approving it; and

WHEREAS, the Community Development Director recommends that it is in the City’s best interest to enter into this cooperative agreement with Caltrans for State Independent Quality Assurance services for the 101/84 Interchange Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

RESOLVED that the City approves, and authorizes the City Manager to execute, the Cooperative Agreement with the California Department of Transportation for State Independent Quality Assurance of the Plans, Specifications and Estimate, Right of Way Support, and Right of Way Capital (PS&E, R/W Support, and R/W Capital) phases for the 101/84 Interchange Project, attached hereto as Exhibit A. The City Council further authorizes the City Manager to negotiate and execute amendments necessary to effectuate the purpose of this Cooperative Agreement.

* * *

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 24th day of July 2017 by the following votes:

Council members: Aguirre, Bain, Borgens, Gee, Masur and Mayor Seybert

NOES: None

ABSENT: Howard

ABSTAINED: None

RECUSED: None



John D. Seybert
Mayor of the City of Redwood City

Attest:



Pamela Aguilar
City Clerk of Redwood City

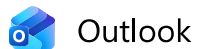
I hereby approve the foregoing
resolution this 25th day of July 2017.



John D. Seybert
Mayor of the City of Redwood City

City of Redwood City
Melissa Thurman, Assistant City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of RESO. # 15610
In Witness Whereof, I have hereunto set my hand and the seal of
said City this 2nd day of OCT., 2017
Melissa Thurman
Assistant City Clerk

RESO. # 15610
MUFF # 701



📎 1 attachment (201 KB)

Pearlman Letter to Redwood City re RON 01.21.26 v1.pdf;

From: Lacuesta, Jesse <Jesse.Lacuesta@berliner.com>

Sent: Thursday, January 22, 2026 3:07:16 PM

To: CLK-Yessika Castro <ycaastro@redwoodcity.org>

Cc: Faber, Andrew L. <Andy.Faber@berliner.com>

Subject: Project: US Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project - Subject Property: 1050 Broadway, Redwood City, CA

You don't often get email from jesse.lacuesta@berliner.com. [Learn why this is important](#)

Good afternoon, Yessika:

Please see attached correspondence from Mr. Faber regarding the above-mentioned subject property. A hard copy of the attached will follow via U.S. mail. In the meantime, should you encounter any issues viewing the attachment or have any questions, please contact our office. Thank you.

Jesse Lacuesta | Secretary

Jesse.Lacuesta@berliner.com



San Jose | Modesto | Merced

10 Almaden Blvd., Eleventh Floor | San Jose, California 95113 | 408.286.5800 | F 408.998.5388 | www.berliner.com



CONFIDENTIALITY NOTICE: This message may contain information that is attorney-client privileged, attorney work product or otherwise confidential. If you are not an intended recipient, use and disclosure of this message are prohibited. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

Please consider the environment before printing this email.



ANDREW L. FABER
JAMES P. CASHMAN
JONATHAN D. WOLF
KEVIN F. KELLEY
MARK MAKIEWICZ
JOLIE HOUSTON
BRIAN L. SHETLER
HARRY A. LOPEZ
CHARLES W. VOLPE
CHRISTINE H. LONG
AARON M. VALENTI
CHRISTIAN E. PICONE
SUSAN E. BISHOP
SANDRA G. SEPÚLVEDA
KIMBERLY G. FLORES
DAWN C. SWEATT

TYLER A. SHEWEY
JAMES F. LANDRUM, JR.
MICHAEL J. CHENG
EILEEN P. KENNEDY
JOSHUA BORGER
BENJAMIN M. JOHNSON
STEPHEN C. SCORDELIS
C. DAVID SPENCE
BRANDON L. REBBOAH
TIMOTHY K. BOONE
STUART B. SPENCER
WENDY C. KROG
BLAINE R. COX
DAVID A. BELLUMORI
ERIC D. CAPRON

TEN ALMADEN BOULEVARD
ELEVENTH FLOOR
SAN JOSE, CALIFORNIA 95113-2233

TELEPHONE: (408) 286-5800
FACSIMILE: (408) 998-5388

www.berliner.com
Branch Offices
Merced, CA • Modesto, CA

CRAIG A. TANABE
ALEXANDRIA N. NGUYEN
MONICA S. HAMMER
LEILA N. SOCKOLOV
ALAN LAW
ANGELA SHAW
SADIYA S. AHMED
NATHAN C. BRADY
GIULIANA R. FERRANTE
LINDSAY I. WALCZAK
MAKAYLA A. WHITNEY
JACE D. LYNCH
MARISA J. MARTINSON
MARIA I. PALOMARES
KEVIN S. LANDIS
OMEED RAJAEI
TIFFANY A. SCOGGIN
CHRISTIAN D. WICK
VEENA A. BANSAL

YAO VANG
JOSEPH H. FELDMAN
MATTHEW C. TOSCANO
JEANETTE MARTINEZ
ISAAC D. NIEBLAS
ROBERT AVERSA-GOODMAN
SHANY KLEIN
MILAN NEDA
KIM G. DESCAMPS
MORGAN H. WAHLER
JOSEPH C. FORGATCH
GARRETT D. BERGTHOLD
TONY INFANTE
IAN M. DURUPT
RAMSIN YOUKANA
ADAM M. CARDOSO
EDUARDO FLORES-
COVARRUBIAS
RACHEL M. HICKINGBOTTOM

FOUNDERS

SANFORD A. BERLINER (d. 2020)
SAMUEL J. COHEN

OF COUNSEL

STEVEN L. HALLGRIMSON
PEGGY L. SPRINGGAY
FRANK R. UBHAUS
NANCY J. JOHNSON
JEROLD A. REITON

MICHAEL B. IJAMS
NANCY L. BRANDT
BRADLEY HEBERT
FRED A. SILVA

January 21, 2026

VIA EMAIL and U.S. Mail

Yessika Castro, City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063
ycaastro@redwoodcity.org

Re: Project: US Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project
Subject Property: 1050 Broadway, Redwood City, CA
Property Sought to be Acquired:
Permanent Easement acquisition of 3,838 square feet, and
Permanent Easement acquisition of 3,838 square feet; and
Permanent Easement acquisition of 3,892 square feet.
Our File No.: 23440.005

Dear Ms. Castro:

This letter is written on behalf of the property owner, Zachary Pearlman, Trustee of the AAP Trust and LaSalle LP (“Pearlman”) regarding your Notice of Intent to Adopt a Resolution of Necessity for the above-entitled property. Please make this letter part of the record of this action.

City Clerk
January 21, 2026

As you know, the above acquisitions are for three easements, part of a larger acquisition of the same parcel of property (which is presently occupied by a 24-Hour Fitness facility) for the Highway 101/SR 84 Improvement project.

Please be advised that Pearlman hereby claims his right to appear at the hearing on the Resolution of Necessity and to object that the Council cannot properly make the findings required by Code of Civ. Proc. Sec. 1245.340 and Govt. Code Sec. 7267.2 for this acquisition.

The reasons that the findings required by that section cannot be made are summarized below, without prejudice to Pearlman's right to make further argument or produce further evidence.

Findings 1245.340 (2) and (3): That the proposed project is planned or located in the manner that will be most compatible with the greatest good and least private injury, and that the property...is necessary for the proposed project.

These findings cannot be made based on the information that has been provided to Pearlman. The easements, along with the take and the Temporary Construction Easement proposed may have significant effects upon usability and developability of the property, since they affect the parking on the site and access to the site. The easements that were appraised were not described in the offer letter or the appraisal in any detail whatever.

The easements are simply described as "An easement to Pacific Gas and Electric Company for electric line purposes in and to [Property description]"; "A easement to American Telephone and Telegraph Company for communication line purposes..." and "an easement for sanitary sewer and storm drain purposes..."

Thus, it is not possible to tell from the proposed easement language what uses (.e.g, undergrounding, elevated poles or anything else) is proposed to be employed by the easement holders. Similarly, the uses left to the property owner are not described or delineated. It is thus not possible for the Council to find that the easements in fact are designed to produce the greatest public good and least private harm, nor that they are necessary for the project.

Finding Required by Govt. Code Sec. 7267.2: that the offer require by Govt. Code Section 7267.8 has been made to the owner. An offer was sent to the owner on or about Dec. 23, 2025, in the midst of the Seasonal Holidays. The letter advising the owner of the hearing on the resolution of necessity was dated January 7, 2026. This is only two weeks after the offer, with two intervening National Holidays. There has not been time for the owner to evaluate the impact of the easements, to hire his own appraiser, or even to be able to evaluate the adequacy of the offer, particularly in light of the vague terms of the easements, as discussed above.

The purpose of the Section 7267.2 offer requirement is to encourage settlement by forcing the public agency to appraise the property, make an offer, and allow sufficient time for negotiation. Other than the appraisal, those processes have not been satisfied. The rushed nature of the scheduling the hearing and the vagueness of the descriptions of the easements do not allow the owner sufficient time to evaluate the value of the property nor the impact that these easements will

City Clerk
January 21, 2026

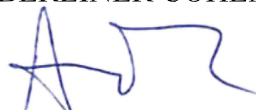
have on the highest and best use of the remaining property. Thus, with the rushed schedule, we submit that the requirement of Govt. Code Section 7267.21 has not been met, and a finding that it has would be subject to legal challenge.

We request that the hearing on the Resolution of Necessity be postponed by at least 60 days to allow the owner to meaningfully interact with acquisition staff to hopefully be able to avoid the necessity for a lawsuit.

Thank you for your consideration of these points.

Very truly yours,

BERLINER COHEN, LLP



ANDREW L. FABER

E-Mail: andrew.faber@berliner.com

ALF:jl

Cc: Zack Pearlman
Wolfgang Wagener



ATTORNEYS AT LAW

18101 Von Karman Avenue
Suite 1800
Irvine, CA 92612
T 949.833.7800

Bradford B. Kuhn
D 949.477.7651
bkuhn@nossaman.com

Admitted only in California

Refer To File # - 503209.0002

VIA EMAIL AND U.S. MAIL

January 28, 2026

Yessika Castro, City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063
ycastro@redwoodcity.org

**Re: City of Redwood’s February 9, 2026, Resolution of Necessity (RON) Hearing:
Demand to (i) Cancel or Postpone the Improper RON Hearing, or if City
Proceeds with the RON Hearing, (ii) to Appear and Be Heard**

Dear City Clerk:

This firm represents 24 Hour Fitness, a tenant of the property located at 1050 Broadway, Redwood City, CA 94063, Assessor Parcel Number 054-023-120 (“Subject Property”).

This responds to City of Redwood’s (“City”) notice of intent to adopt a Resolution of Necessity (“RON”) authorizing the condemnation of (1) a 3,838 square foot permanent PG&E easement (Parcel 64064-2), (2) a 3,838 square foot permanent AT&T easement (parcel 64064-3), and (3) a 3,892 square foot permanent sanitary sewer and storm drain easement (parcel 64064-4) (“Acquisition Areas”) for City’s US Highway 101 / State Route 84 (Woodside Road) Interchange Improvement Project (“Project”). For the reasons set forth in this letter, 24 Hour Fitness demands that the City immediately cancel or postpone the improper RON hearing and instead schedule a meeting with 24 Hour Fitness to go over the proposed design, along with addressing site and construction impacts. If the City proceeds with the RON hearing, 24 Hour Fitness requests (i) the opportunity to appear and be heard at the RON hearing, and (ii) this letter be made a part of the record.

Background

In April 2025, the City adopted a Resolution of Necessity to acquire a fee interest and a temporary construction easement from the Subject Property for the Project. It then proceeded to file an eminent domain action to condemn these interests and named 24 Hour Fitness as a defendant in the eminent domain action. The City never informed 24 Hour Fitness about the planned acquisitions, it never sent 24 Hour Fitness a Notice of the Resolution of Necessity Hearing, and it never communicated with 24 Hour Fitness in any way about the Project and the acquisitions from the Subject Property. 24 Hour Fitness only learned about the City’s actions when this firm reached out to the City’s attorney with a request for information upon seeing a lawsuit had been filed.

January 28, 2026
Page 2

Now, the City has indicated it needs additional land from the Subject Property for the Project and it is pushing full steam ahead with the adoption of a second Resolution of Necessity to acquire the additional areas, the Acquisition Areas. The City's take of the Acquisition Areas will cause substantial impacts to parking, circulation, and access to 24 Hour Fitness. 24 Hour Fitness has requested a site meeting to go over construction impacts, schedule, and overall re-routing of traffic, but the City has not responded to this request. The City cannot and should not proceed with the RON hearing at least until such a meeting has taken place to address potential site impacts.

Objections

24 Hour Fitness objects to the RON hearing, and to the City's adoption of the RON, on the following grounds:

1. THE CITY OF REDWOOD FAILED TO ISSUE AN OFFER OR NEGOTIATE IN GOOD FAITH WITH 24 HOUR FITNESS.

Just as the City failed to give notice to 24 Hour Fitness before adopting the first Resolution of Necessity and initiating an eminent domain action, it has failed to sufficiently negotiate with 24 Hour Fitness as to the potential take of the Acquisition Areas subject to the second Resolution of Necessity. The City has not issued an offer to 24 Hour Fitness, has not considered the impacts to its leasehold interest, its potential relocation claims, or its potential loss of business goodwill. Before the City may adopt a resolution of necessity authorizing condemnation, the City must first negotiate in good faith. (See Gov. Code, sec. 7267.1.)

24 Hour Fitness has requested a site meeting with the City to understand the proposed acquisitions and the impacts to the Subject Property and its business. The City has not responded or otherwise engaged in good faith negotiations with 24 Hour Fitness. As such, 24 Hour Fitness requests that the City cancel the Resolution of Necessity Hearing and instead instruct City staff and counsel to coordinate a site meeting with 24 Hour Fitness. At a minimum, the Resolution hearing should be delayed so such discussions can take place.

Aside from failing to inform or coordinate with 24 Hour Fitness, even the City's offer issued to the owner of the Property is inadequate. The appraisal fails to account for numerous site impacts that will be caused by the proposed acquisition, as detailed in the paragraph below. The City's proposed acquisition will create significant severance damages and loss of business goodwill which were not accounted for or addressed whatsoever. The taking will necessarily disturb, disrupt and impair the use of the Property, including access, circulation, and parking, yet the offer includes no compensation for damage to the actual intended use of the Property. The offer is invalid because it fails to address the considerable damages that will result from the acquisition and use. The law provides that "[p]rior to the commencement of an eminent domain proceeding, if the evidence presented by an owner . . . indicates the need for a new appraisal . . ., the public entity *shall* have its appraisal updated." (Cal. Code Regs., tit. 25, § 6182, subd. (i)(2), emphasis added.) The City's appraisal is inaccurate and insufficient, and the City is required to re-appraise the Property before the City may adopt a resolution of necessity. (See *Johnston v. Sonoma County Agricultural Preservation & Open Space Dist.* (2002) 100 Cal.App.4th 973, 988 [explaining that "a good faith offer based on a fair appraisal [is] a prerequisite to adopting the resolution of necessity."].)

January 28, 2026
Page 3

2. THE PROJECT IS NOT PLANNED OR LOCATED IN THE MANNER THAT WILL BE MOST COMPATIBLE WITH THE GREATEST PUBLIC GOOD AND THE LEAST PRIVATE INJURY.

A public agency may not exercise the power of eminent domain for a proposed project unless it establishes that “the project is planned or located in a manner that will be most compatible with the greatest public good and the least private injury.” (Code Civ. Proc., § 1240.030, subd. (b).) The City has not sufficiently completed such an analysis.

The proposed Acquisition Areas, coupled with the other land rights being sought by the City, will likely eliminate over 20 parking spaces on the Subject Property, potentially cut off access to a key drive-aisle on the Subject Property, potentially impede or prevent ingress or egress to the Subject Property from Charter Street, and also potentially make many of the parking spaces unusable as a result of insufficient turn-around circulation on the Subject Property.

The Notice of Intent to Adopt a Resolution of Necessity, dated January 7, 2026, which was sent only to the property owner and not 24 Hour Fitness, merely includes legal descriptions of the Acquisition Areas. It does not include any easement documents, thereby making it impossible for 24 Hour Fitness to actually know and understand how these acquisitions will impact its business and impossible to know what rights the City actually intends to condemn. And without meeting on site with 24 Hour Fitness to understand how the site and operations will be impacted, the City cannot have sufficiently evaluated whether the Project is planned or located in the manner that will be the most compatible with the greatest public good and least private injury.

Moreover, in reviewing the appraisal and offer sent to the owner of the Property, it appears that the City is condemning easements for other parties – not for the City (including for PG&E and AT&T). The City has no right or basis to condemn rights for other parties, particularly private parties. And even worse, the PG&E easement allows PG&E to do unrestricted work outside of the easement area, essentially allowing the private utility company to trample over all of 24 Hour Fitness’ parking lot and cause significant impacts and damages to the business operations and the overall use of the Property (see PG&E easement, providing it with “the right to use such portions of lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.”).

3. THE CITY OF REDWOOD IS PROHIBITED FROM RUBBER-STAMPING THE RESOLUTION OF NECESSITY.

The City must arrive at any decision to take the Acquisition Areas by engaging in a “good faith and judicious consideration of the pros and cons of the issue.” (*Redevelopment Agency v. Norm’s Slauson* (1985) 173 Cal.App.3d 1121, 1125.) The City Council cannot simply “rubber-stamp” a predetermined result. (*Id.* at p. 1127.) Yet, rubber-stamping of the Acquisition Areas appears to be the City’s plan. Given the adoption of the first Resolution of Necessity and the filing of the eminent domain action, without any notice or discussion whatsoever with 24 Hour Fitness, the City had already committed itself to the proposed taking, so any hearing resulting in the adoption of the resolution by the City is a pretense, and any resolution adopted under these circumstances would be voidable.

January 28, 2026
Page 4

Moreover, the City's lack of effort to notify or engage with 24 Hour Fitness about the Project, Acquisition Areas, and impacts further demonstrates that the City has irrevocably committed itself to take the Acquisition Areas, regardless of any evidence that might be presented at this hearing.

4. THE CITY HAS FAILED TO PROVIDE 24 HOUR FITNESS WITH AN APPRAISAL REIMBURSEMENT AS REQUIRED BY LAW.

Pursuant to California Code of Civil Procedure section 1263.025, the City is required to reimburse the 24 Hour Fitness up to \$5,000 for 24 Hour Fitness to secure an independent appraisal, which will allow the parties to engage in good faith negotiations. The City has not provided 24 Hour Fitness with such an opportunity. Until the appraisal reimbursement has been offered, the Resolution hearing should be delayed.

Conclusion

For the reasons set forth in this letter, the City cannot validly adopt the proposed resolution of necessity. 24 Hour Fitness therefore requests that the City Council not proceed with the hearing on that resolution or, if the City Council does proceed, vote to reject said defective resolution.

Thank you for your consideration of this matter.

Very truly yours,



Bradford B. Kuhn
Nossaman LLP

RESOLUTION NO. _____

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

(LaSalle LP, APN 054-023-120)

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 an electric utility easement of 3,838 square feet ("Electric Utility Easement"), a communication utility easement of 3,838 square feet ("Communication Utility Easement"), and a public storm drain easement of 3,892 square feet located at 1050 Broadway Street in Redwood City, California, Assessor's Parcel Number 054-023-120 (collectively the "Subject Property"), for the Project; and

WHEREAS, the Electric Utility Easement shall be in favor of Pacific Gas and Electric Company to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove underground electric lines, facilities, and any and all appurtenances thereto, in, on, over, under, across and along the Electric Utility Easement area; and

WHEREAS, the Communication Utility Easement shall be in favor of American Telephone and Telegraph Company to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove underground telephone and communication lines, facilities, and any and all appurtenances thereto, in, on, over, under, across and along the Communication Utility Easement area; 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** (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 Zachary Pearlman, Trustee of the AAP Trust and LaSalle LP, 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 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
64064-2

Exhibit "A"

PARCEL 64064-2

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of Parcel A as described in the Grant Deed from SunCap Redwood, LLC to LaSalle LP recorded September 10, 2015 as Document No. 2015-096530, Official Records of said County, said Parcel A also being described in the Grant Deed from Charles Barry Goodman, as Trustee of The Charles and Barbara Goodman 1982 Revocable Trust to Zachary Pearlman, as Trustee of the AAP Trust recorded December 31, 2019 as Document No. 2019-111817, Official Records of said County, being more particularly described as follows:

An easement to Pacific Gas and Electric Company for electric line purposes in and to that portion of said Parcel A described as follows:

BEGINNING at a point on the westerly line of said Parcel A, distant South 09°54'40" West 11.90 feet from the northwesterly corner of said Parcel A; thence departing last said line and along the southerly line of an unrecorded easement as described and shown in the Easement Deed 2305-03-1721 from The TI Corporation (Of California) to Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company executed on October 4, 1973, attached hereto as Exhibit "B," North 67°05'22" East 8.65 feet; thence departing last said line, along the arc of a non-tangent curve to the right, to which a radial line bears North 01°41'25" West, having a radius of 2,604.75 feet, through a central angle of 3°23'13", an arc distance of 153.97 feet; thence along the arc of a non-tangent curve to the right, to which a radial line bears North 03°21'29" East, having a radius of 2,608.50 feet, through a central angle of 0°59'55", an arc distance of 45.47 feet; thence non-tangentially, South 80°05'15" East 178.14 feet to a point on the easterly line of said Parcel A; thence along last said line, South 09°54'40" West 10.00 feet; thence departing last said line, North 80°05'15" West 177.62 feet; thence along the arc of a non-tangent curve to the left, to which a radial line bears North 04°20'48" East, having a radius of 2,598.50 feet, through a central angle of 0°59'07", an arc distance of 44.69 feet; thence along the arc of a non-tangent curve to the left, to which a radial line bears North 01°41'36" East, having a radius of 2,594.75 feet; through a central angle of 3°35'34", an arc distance of 162.71 feet to a point on said westerly line; thence along last said line, North 09°54'40" East 7.03 feet to the **POINT OF BEGINNING**.

CONTAINING 3,838 square feet (0.088 acres), more or less.

The bearings and distances used in the above descriptions 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 10/08/2025
 _____ Date



Number
64064-3

Exhibit "A"

PARCEL 64064-3

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of Parcel A as described in the Grant Deed from SunCap Redwood, LLC to LaSalle LP recorded September 10, 2015 as Document No. 2015-096530, Official Records of said County, said Parcel A also being described in the Grant Deed from Charles Barry Goodman, as Trustee of The Charles and Barbara Goodman 1982 Revocable Trust to Zachary Pearlman, as Trustee of the AAP Trust recorded December 31, 2019 as Document No. 2019-111817, Official Records of said County, being more particularly described as follows:

An easement to American Telephone and Telegraph Company for communication line purposes in and to that portion of said Parcel A described as follows:

BEGINNING at a point on the westerly line of said Parcel A, distant South 09°54'40" West 11.90 feet from the northwesterly corner of said Parcel A; thence departing last said line and along the southerly line of an unrecorded easement as described and shown in the Easement Deed 2305-03-1721 from The TI Corporation (Of California) to Pacific Gas and Electric Company and The Pacific Telephone and Telegraph Company executed on October 4, 1973, attached hereto as Exhibit "B," North 67°05'22" East 8.65 feet; thence departing last said line, along the arc of a non-tangent curve to the right, to which a radial line bears North 01°41'25" West, having a radius of 2,604.75 feet, through a central angle of 3°23'13", an arc distance of 153.97 feet; thence along the arc of a non-tangent curve to the right, to which a radial line bears North 03°21'29" East, having a radius of 2,608.50 feet, through a central angle of 0°59'55", an arc distance of 45.47 feet; thence non-tangentially, South 80°05'15" East 178.14 feet to a point on the easterly line of said Parcel A; thence along last said line, South 09°54'40" West 10.00 feet; thence departing last said line, North 80°05'15" West 177.62 feet; thence along the arc of a non-tangent curve to the left, to which a radial line bears North 04°20'48" East, having a radius of 2,598.50 feet, through a central angle of 0°59'07", an arc distance of 44.69 feet; thence along the arc of a non-tangent curve to the left, to which a radial line bears North 01°41'36" East, having a radius of 2,594.75 feet; through a central angle of 3°35'34", an arc distance of 162.71 feet to a point on said westerly line; thence along last said line, North 09°54'40" East 7.03 feet to the **POINT OF BEGINNING**.

CONTAINING 3,838 square feet (0.088 acres), more or less.

The bearings and distances used in the above descriptions 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 10/08/2025
 _____ Date



Number
64064-4

Exhibit "A"

PARCEL 64064-4

All that certain real property situate in the City of Redwood City, County of San Mateo, State of California, being a portion of Parcel A as described in the Grant Deed from SunCap Redwood, LLC to LaSalle LP recorded September 10, 2015 as Document No. 2015-096530, Official Records of said County, said Parcel A also being described in the Grant Deed from Charles Barry Goodman, as Trustee of The Charles and Barbara Goodman 1982 Revocable Trust to Zachary Pearlman, as Trustee of the AAP Trust recorded December 31, 2019 as Document No. 2019-111817, Official Records of said County, being more particularly described as follows:

An easement for sanitary sewer and storm drain purposes in and to that portion of said Parcel A described as follows:

BEGINNING at a point on the general southerly line of PARCEL 1 as described in the Grant Deed (Corporation) from Milland Development Company to the State of California recorded July 31, 1956 in Volume 3069 at Page 572, Official Records of said County, said Point of Beginning lying 2.58 feet from the northeasterly terminus of the course described as "S. 67°05'25" W., 6.26 feet" in said Grant Deed (Corporation) (South 67°05'22" West for purposes of this description); thence departing said general southerly line, easterly, along the arc of a non-tangent curve to the right, to which a radial line bears North 01°43'53" West, having a radius of 2,614.75 feet, through a central angle of 3°25'52", an arc distance of 156.58 feet; thence easterly, along the arc of a non-tangent curve to the right, to which a radial line bears North 03°21'18" East, having a radius of 2,618.50 feet, through a central angle of 4°10'48", an arc distance of 191.03 feet to a point on the southerly line of Bayshore Highway, as said highway is referenced in the (Corporation) Grant Deed from Milland Development Company to the City of Redwood City recorded March 21, 1949 in Volume 1637 at Page 411, Official Records of said County; thence along last said line, South 80°05'15" East 29.24 feet; thence departing last said line and along the general westerly line of Charter Street, as said Street is shown on the certain Parcel Map entitled "PARCEL MAP NO.2013-04" filed on August 3, 2015 in Volume 82 of Parcel Maps at Page 26 through 28, inclusive, Official Records of said County, and along the westerly line of PARCEL 2 as described in first said Grant Deed (Corporation) the following two (2) courses: 1) southeasterly, along the arc of a non-tangent curve to the right, from which a radial line bears North 09°54'44" East, having a radius of 20.00 feet, through a central angle of 14°26'48", an arc distance of 5.04 feet; and 2) South 09°54'40" West 10.32 feet; thence departing last said lines, North 80°04'44" West 54.66 feet; thence westerly, along the arc of a non-tangent curve to the left, from which a radial line bears North 07°04'35" East, having a radius of 2,608.50 feet, through a central angle of 3°43'06", an arc distance of 169.28 feet; thence easterly, along the arc of a non-tangent curve to the left, to which a radial line bears North 01°41'48" East, having a radius of 2,604.75 feet, through a central angle of 3°33'00", an arc distance of 161.39 feet to a point on the westerly line of said Parcel A; thence North 09°54'40" East 8.71 feet to a point on said general southerly line; thence along last said line, North 67°05'22" East 4.07 feet to the **POINT OF BEGINNING**.

CONTAINING 3,892 square feet (0.089 acres), more or less.

Number
64064-4

The bearings and distances used in the above descriptions 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.

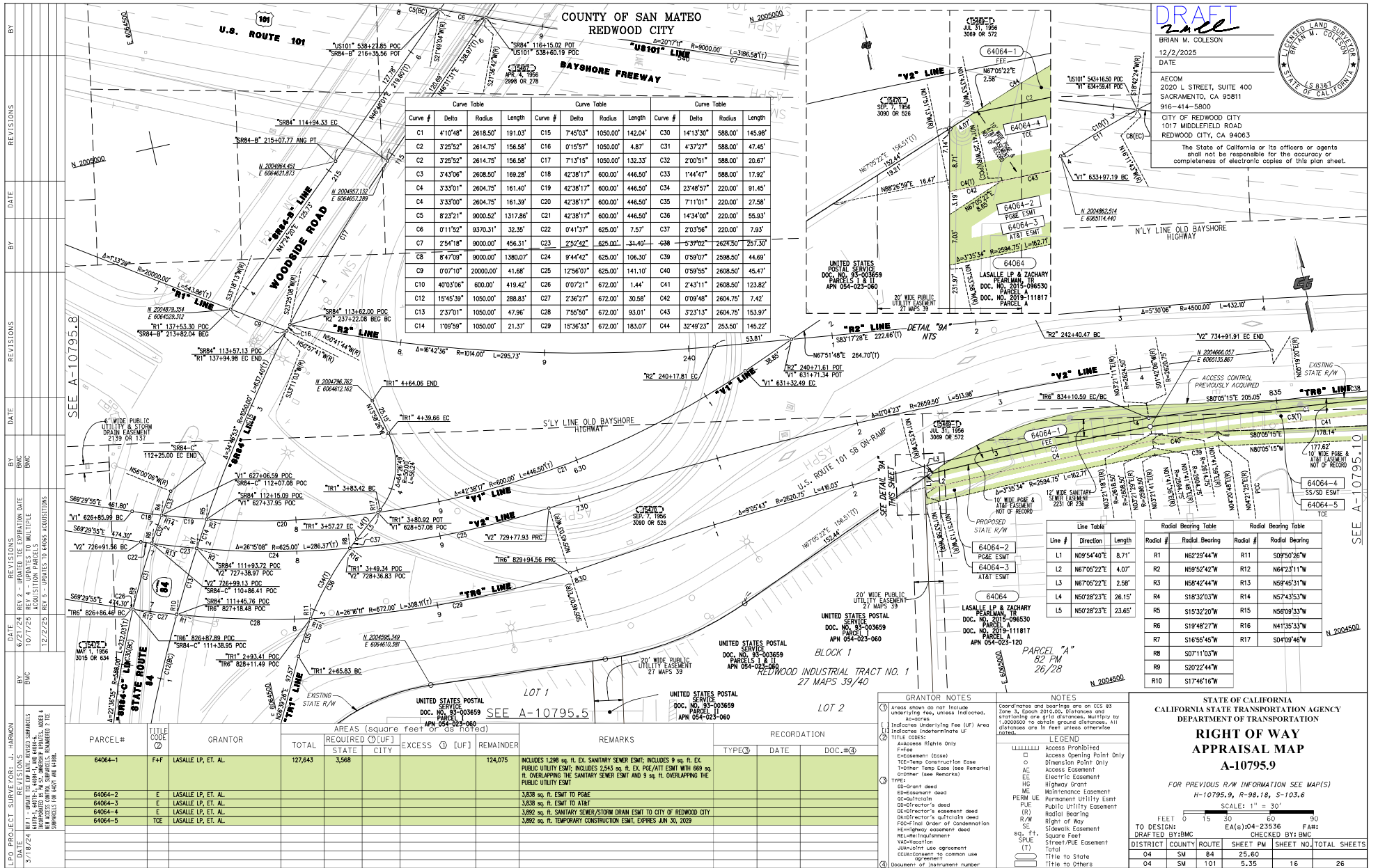


10/09/2025

Brian M. Coleson, LS 8367

Date





DRAFT

BRIAN M. COLESON
 12/2/2025
 DATE

ACOM
 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.

BRITAIN M. COLESON
 LICENSED LAND SURVEYOR
 BRITAIN M. COLESON
 STATE OF CALIFORNIA
 LS 8161

Curve Table				Curve Table				Curve Table			
Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length	Curve #	Delta	Radius	Length
C1	4°10'48"	2618.50'	191.03'	C15	7°45'03"	1050.00'	142.04'	C30	14°13'30"	588.00'	145.98'
C2	3°25'52"	2614.75'	156.58'	C16	0°15'51"	1050.00'	4.87'	C31	4°37'27"	588.00'	47.45'
C3	3°25'52"	2614.75'	156.58'	C17	7°13'15"	1050.00'	132.33'	C32	2°00'51"	588.00'	20.67'
C4	3°43'06"	2608.50'	169.28'	C18	42°38'17"	600.00'	446.50'	C33	1°44'47"	588.00'	17.92'
C5	3°33'01"	2604.75'	161.40'	C19	42°38'17"	600.00'	446.50'	C34	23°48'57"	220.00'	91.45'
C6	3°33'00"	2604.75'	161.39'	C20	42°38'17"	600.00'	446.50'	C35	7°11'01"	220.00'	27.58'
C7	6°23'21"	9000.52'	1317.86'	C21	42°38'17"	600.00'	446.50'	C36	14°34'00"	220.00'	55.93'
C8	0°11'52"	9370.31'	32.35'	C22	0°41'37"	625.00'	7.57'	C37	2°03'58"	220.00'	7.93'
C9	2°54'18"	9000.00'	456.31'	C23	2°52'42"	625.00'	31.40'	C38	-5°37'02"	2624.50'	257.33'
C10	6°47'09"	9000.00'	1380.07'	C24	9°44'42"	625.00'	106.30'	C39	0°59'07"	2598.50'	44.69'
C11	0°07'10"	20000.00'	41.68'	C25	12°56'07"	625.00'	141.10'	C40	0°59'55"	2608.50'	45.47'
C12	40°03'06"	600.00'	419.42'	C26	0°07'21"	672.00'	1.44'	C41	2°43'11"	2608.50'	123.82'
C13	19°45'39"	1050.00'	288.83'	C27	2°36'27"	672.00'	30.58'	C42	0°09'48"	2604.75'	7.42'
C14	2°37'01"	1050.00'	47.96'	C28	7°55'50"	672.00'	93.01'	C43	9°23'13"	2604.75'	153.97'
				C29	19°36'33"	672.00'	183.07'	C44	32°49'23"	255.50'	145.22'

Line Table			Radial Bearing Table		Radial Bearing Table	
Line #	Direction	Length	Radial #	Radial Bearing	Radial #	Radial Bearing
L1	N09°54'40"E	8.71'	R1	N62°29'44"W	R11	S09°50'26"W
L2	N67°05'22"E	4.07'	R2	N59°52'42"W	R12	N64°23'11"W
L3	N67°05'22"E	2.58'	R3	N58°42'44"W	R13	N59°45'31"W
L4	N50°28'23"E	26.15'	R4	S18°32'03"W	R14	N57°43'53"W
L5	N50°28'23"E	23.65'	R5	S15°32'20"W	R15	N56°09'33"W
			R6	S19°48'27"W	R16	N41°35'33"W
			R7	S16°55'45"W	R17	S04°09'46"W
			R8	S07°11'03"W		
			R9	S20°22'44"W		
			R10	S17°46'16"W		

GRANTOR NOTES

1 Areas shown do not include underlying fees unless indicated. As-areas

2 Includes underlying fee (UF) Area

3 Includes indeterminate fee (IF) Area

TITLE BLOCKS:

- Access Rights Only
- F-Fee Easement (Eas)
- T-Temporary Construction Eas
- Temp Term Eas (See Remarks)
- Other Term Eas (See Remarks)
- EE Electric Easement
- HW Highway Grant
- M Maintenance Easement
- ME Maintenance Easement
- PEM Utility Easement
- PU Public Utility Easement
- R/W Radial Bearing
- R/W Right of Way
- SE Sidewalk Easement
- SPUE Square Feet
- SPUE Street/PUE Easement
- T Title to State
- T Title to Others
- U-Utility

NOTES

Coordinates and bearings are on GCS 83 Zone 9, Epoch 2011.00. Distances are stationing are grid distances. Multiply by 1.000000 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 Easement

Public Utility Easement

Radial Bearing

Right of Way

Sidewalk Easement

Square Feet

Street/PUE Easement

Title to State

Title to Others

STATE OF CALIFORNIA
 CALIFORNIA STATE TRANSPORTATION AGENCY
 DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY APPRAISAL MAP A-10795.9

FOR PREVIOUS R/W INFORMATION SEE MAP(S) H-10795.9, R-98.18, S-103.6

SCALE: 1" = 30'

FEET 0 15 30 60 90

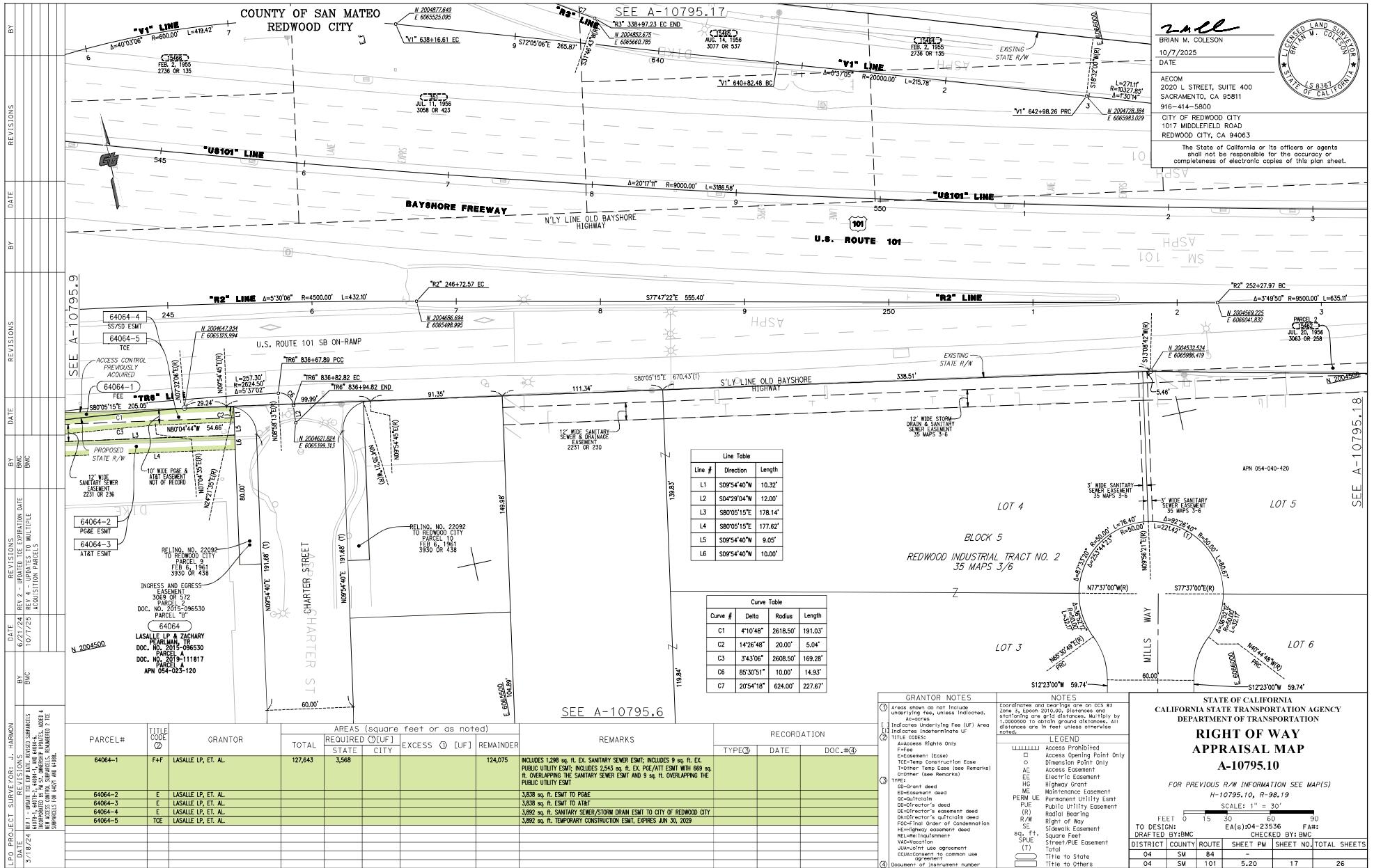
TO DESIGNS: EA(s)04-23536 FAS

DRAFTED BY: BMC CHECKED BY: BMC

DISTRICT	COUNTY	SHEET #	SHEET NO	TOTAL SHEETS
04	SM	84	25.60	
04	SM	101	5.35	16
				26

PROJECT 10: 04-14000032

ATTY/RESO.005/CC RESO RON LASALLE LP & ZACHARY PAERLMAN, TR PROPERTY - EXHIBIT A
 REV: 01-30-26 LR



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
 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.



Line Table

Line #	Direction	Length
L1	S09°54'40"W	10.32'
L2	S04°29'04"W	12.00'
L3	S80°05'15"E	178.14'
L4	S80°05'15"E	177.62'
L5	S09°54'40"W	9.05'
L6	S09°54'40"W	10.00'

Curve Table

Curve #	Delta	Radius	Length
C1	4°10'48"	2618.50'	191.03'
C2	14°28'48"	20.00'	5.04'
C3	3°43'06"	2608.50'	169.28'
C6	85°30'51"	10.00'	14.93'
C7	20°54'18"	624.00'	227.67'

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED STATE	EXCESS [UF]	REMAINDER		TYPE	DATE	DOC.#
64064-1	F&F	LASALLE LP, ET. AL.	127,643	3,568		124,075	INCLUDES 1,288 sq. ft. EX. SANITARY SEMER ESM; INCLUDES 9 sq. ft. EX. PUBLIC UTILITY ESM; INCLUDES 2,543 sq. ft. EX. PIG/ATT ESM WITH 669 sq. ft. OVERLAPPING THE SANITARY SEMER ESM AND 9 sq. ft. OVERLAPPING THE PUBLIC UTILITY ESM			
64064-2	E	LASALLE LP, ET. AL.				3,838 sq. ft. ESM TO PRBE				
64064-3	E	LASALLE LP, ET. AL.				3,838 sq. ft. ESM TO AT&T				
64064-4	E	LASALLE LP, ET. AL.				3,892 sq. ft. SANITARY SEMER/STORM DRAIN ESM TO CITY OF REDWOOD CITY				
64064-5	TCE	LASALLE LP, ET. AL.				3,892 sq. ft. TEMPORARY CONSTRUCTION ESM, EXPIRES JUN 30, 2029				

GRANTOR NOTES

- Areas shown do not include underlying fees unless indicated, as areas.
- Indicates underlying fee (UF) Area
- Indicates indeterminate UF

LEGEND

- Access Prohibited
- Access Opening Point Only
- Dimension Point Only
- Access Easement
- Electric Easement
- Highway Grant
- Maintenance Easement
- Permanent Utility Esm
- Public Utility Easement
- Radiol 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-10795.10
 FOR PREVIOUS R/W INFORMATION SEE MAP(S) H-10795.10, R-98.19

SCALE: 1" = 30'

FEET 0 15 30 60 90

TO DESIGNS: EA(e)04-235.36 FAB:
 DRAFTED BY: BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	THEFT PM	SHEET NO	TOTAL SHEETS
04	SM	84	-	17	26
04	SM	101	5.20	17	26

PROJECT 10: 04-14000032

ATTY/RESO.0005/CC RESO RON LASALLE LP & ZACHARY PAERLMAN, TR PROPERTY - EXHIBIT A
 REV: 01-30-26 LR

RESOLUTION NO. _____

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.

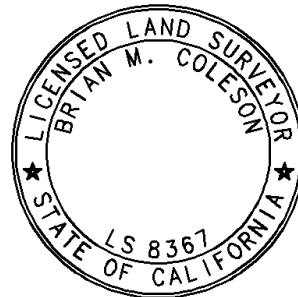
These real property descriptions have been prepared by me, or under my direction, in conformance with the California Professional Land Surveyors' Act.



Brian M. Coleson, LS 8367

01/28/2025

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

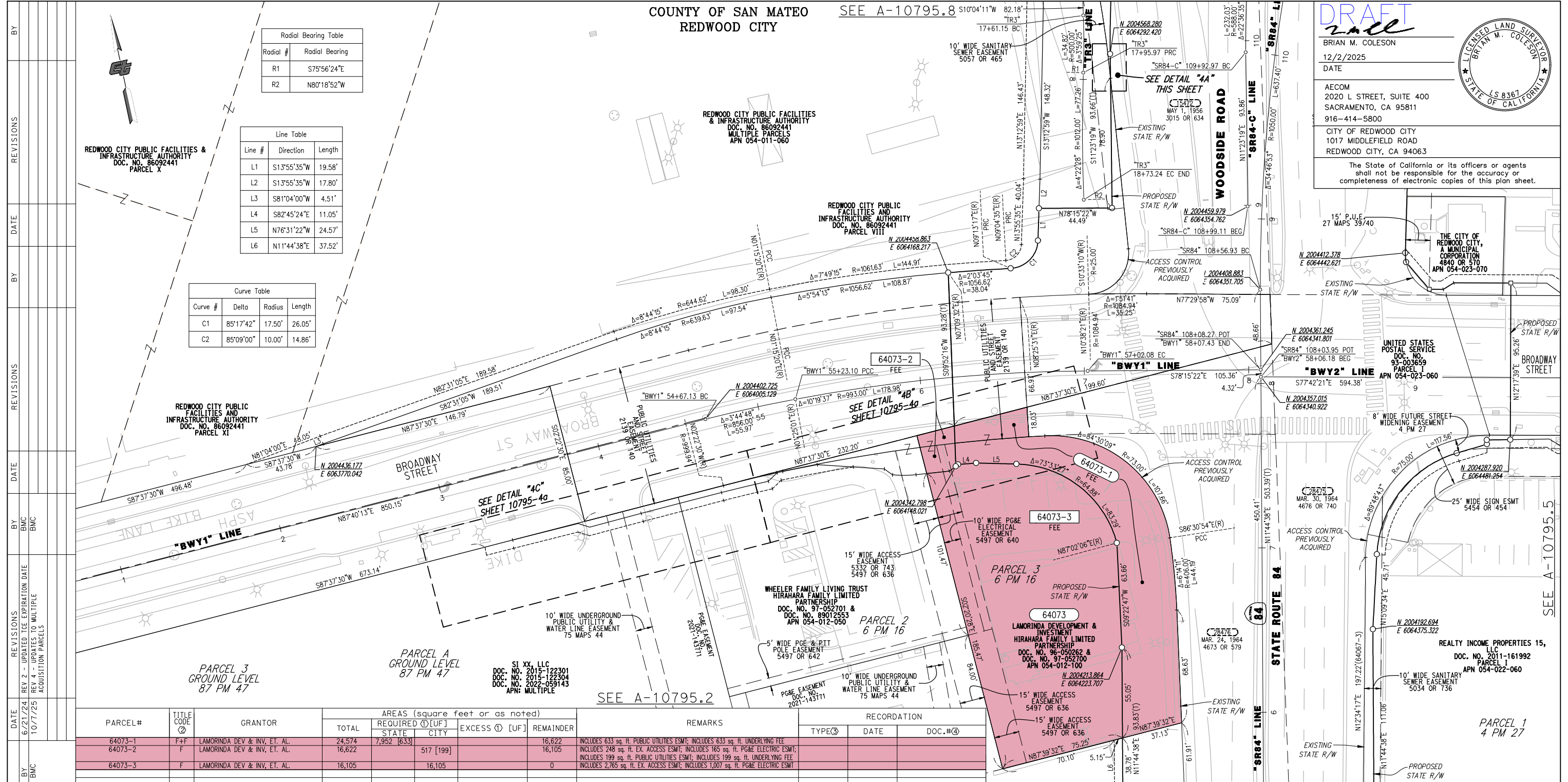
Radial #	Radial Bearing
R1	S75°56'24"E
R2	N80°18'52"W

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#: [blank]
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

REVISIONS

DATE	BY	REVISIONS
6/21/24	BMC	REV 2 - UPDATE TCE EXPIRATION DATE
10/7/25	BMC	REV 4 - UPDATES TO MULTIPLE ACQUISITION PARCELS
3/18/24	BMC	REV 1 - UPDATE TCE EXP DATE, REVISED SUBPARCELS 64073-1, 64073-2, 64073-3, AND 64073-4. INCORPORATED 85 PM ST. OWNERSHIP UPDATES. ADDED 6 NEW ACCESS CONTROL SUBPARCELS. RENUMBERED 2 TCE SUBPARCELS FOR 6407 AND 6408.

COUNTY OF SAN MATEO
REDWOOD CITY

DRAFT

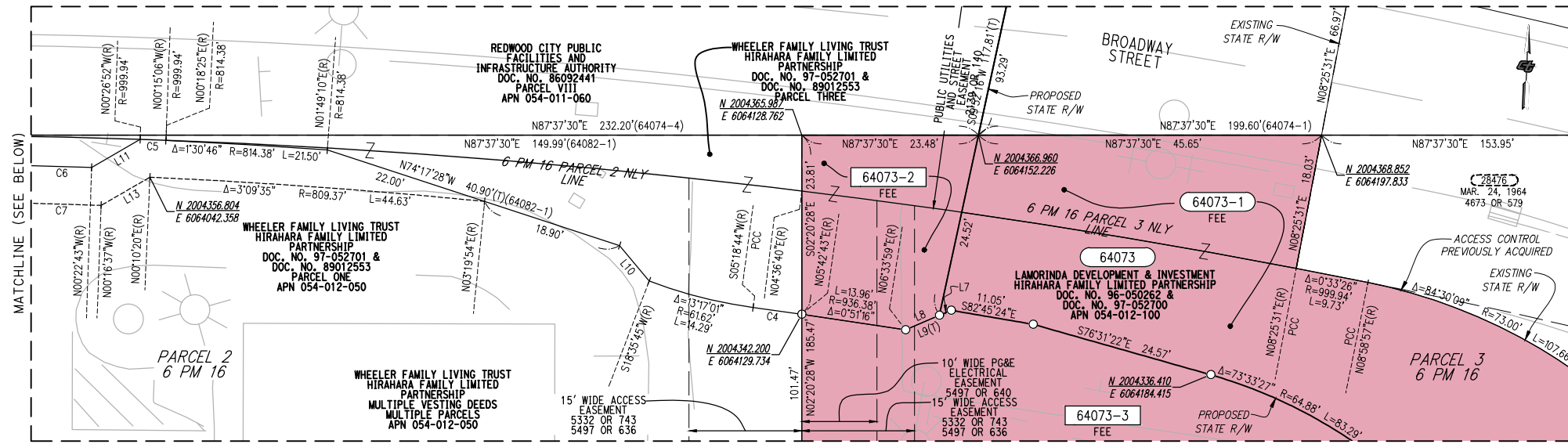
BRIAN M. COLESON
12/2/2025
DATE



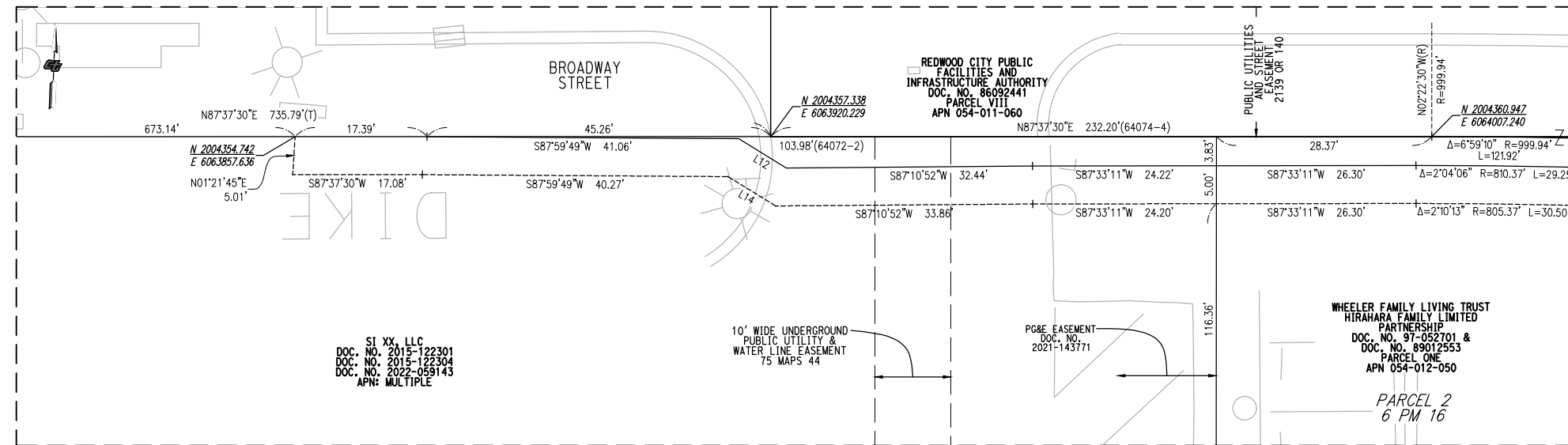
AECOM
2020 L STREET, SUITE 400
SACRAMENTO, CA 95811
916-414-5800

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.



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			
64073-2	F	LAMORINDA DEV & INV, ET. AL.	16,622		517 [199]	16,105	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			0	INCLUDES 2,765 sq. ft. EX. ACCESS ESM; INCLUDES 1,007 sq. ft. PG&E ELECTRIC ESM			

GRANTOR NOTES

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

② Indicates Underlying Fee (UF) Area

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)

④ 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 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.

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-10795.4a

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

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

RESOLUTION NO. _____

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
64078-1

Exhibit "A"

PARCEL 64078-1

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 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:

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 departing said common line to PARCEL D and PARCEL 3, northwesterly, along the arc of a non-tangent curve to the left, concave to the southwest, to which a radial line bears North 64°26'57" East 28.50 feet, through a central angle of 65°22'27", an arc distance of 32.52 feet; thence radially to last said curve, North 00°55'30" West 0.52 feet; thence North 88°54'51" West 256.52 feet; thence westerly, along the arc of a tangent curve to the right, 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 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 124.00 feet, through a central angle of 12°08'54", an arc distance of 26.29 feet; thence tangentially to last said curve, North 89°14'20" West 25.53 feet; thence North 01°06'02" East 14.95 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 the following three (3) lines: 1) said northerly line; 2) the northerly line of PARCEL 2 as shown upon that certain Parcel Map entitled "PARCEL MAP 70-5" filed for record on November 18, 1970 in Volume 11 of Parcel Maps at Page 22, Official Records of said County; and 3) the northerly line and said easterly line of said PARCEL D, the following two (2) courses: 1) South 88°53'58" East 386.24 feet to said northeast corner; and 2) South 02°50'07" West 38.79 feet to the **POINT OF BEGINNING**.

CONTAINING 8,385 square feet (0.192 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.

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



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

Number
64078-2

(64078-3)

radial line bears North 00°55'30" West 28.50 feet, through a central angle of 65°22'27", an arc distance of 32.52 feet to the **POINT OF BEGINNING**.

CONTAINING 4,151 square feet (0.095 acres), more or less.

PARCEL 64078-3

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 Anne M. Egli, Trustee, et al. to Harbor View Property LLC recorded January 8, 2016 as Document No. 2016-001625, Official Records of said County, also being a portion of PARCEL THREE 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 parcel and said PARCEL THREE described as follows:

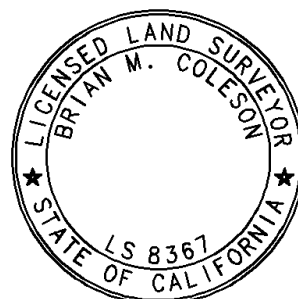
BEGINNING at the most southerly corner of PARCEL A as shown upon that certain Parcel Map entitled "PARCEL MAP 77-7" filed for record on October 14, 1977 in Volume 39 of Parcel Maps at Page 3, Official Records of said County, the southwesterly line of said PARCEL A shown as "(N 64°52'34" W) (103.82')" on said Parcel Map (North 64°52'14" West for purposes of this description), said Point of Beginning lying on the general 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; thence along said southwesterly line and the southwesterly and westerly lines of PARCEL 1 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, the following three (3) courses: 1) North 64°52'14" West 747.79 feet; 2) North 59°49'34" West 5.31 feet to the southwest corner of said PARCEL 1; and 3) North 07°32'37" East 10.84 feet; thence departing last said lines, South 59°49'34" East 9.04 feet; thence South 64°52'14" East 639.06 feet to a point on the common line between said PARCEL A and said PARCEL 1; thence along said common line, North 01°04'45" East 5.48 feet; thence departing said common line, South 64°52'14" East 116.62 feet to the common line between said PARCEL A and last said PARCEL 3; thence along last said common line, southwesterly, along the arc of a non-tangent curve to the right, concave to the northwest, to which a radial line bears South 43°24'43" East 714.44 feet, through a central angle of 1°17'55", an arc distance of 16.19 feet to the **POINT OF BEGINNING**.

CONTAINING 8,142 square feet (0.187 acres), more or less.

The bearings and distances used in the above descriptions are 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.


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



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

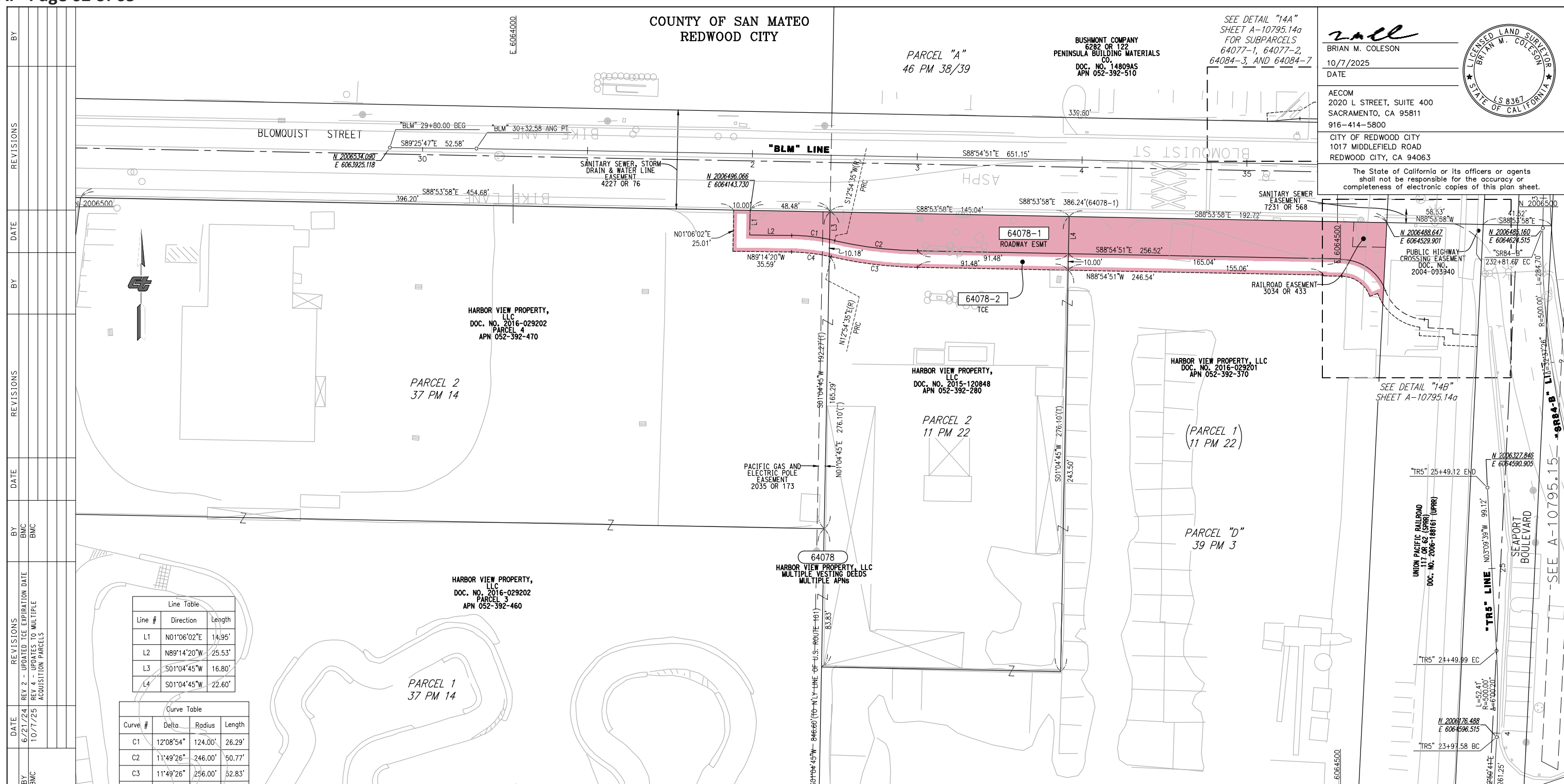
Call
BRIAN M. COLESON
10/7/2025
DATE

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

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

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
LS 8367
STATE OF CALIFORNIA



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
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

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
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-10795.14

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 FAN:
DRAFTED BY: BMC CHECKED BY: BMC

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	-	21	26
04	SM	101	-	21	26

PROJECT ID: 04-1400032

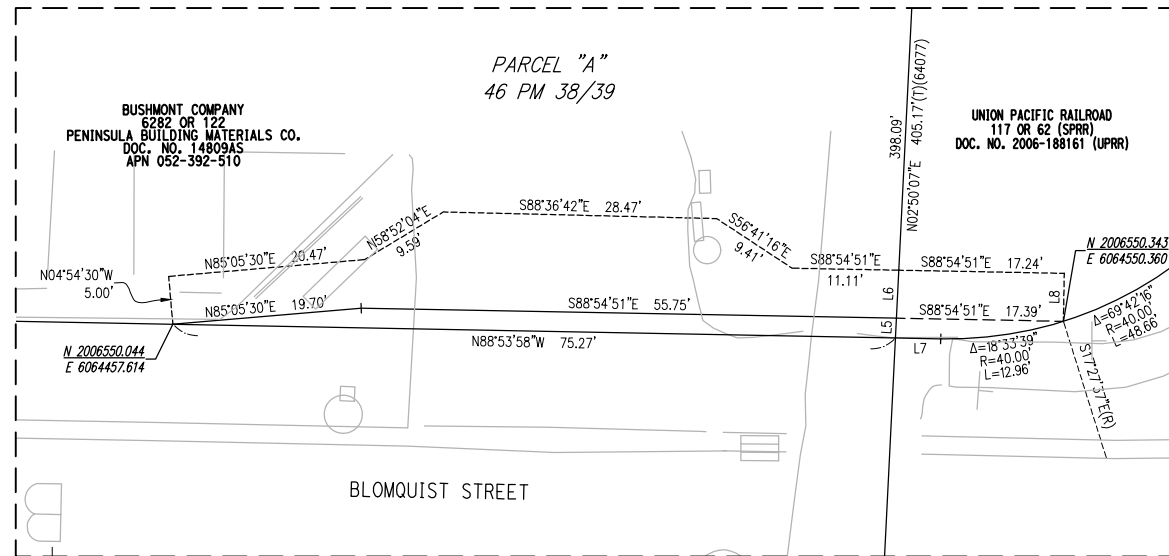
COUNTY OF SAN MATEO
REDWOOD CITY

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

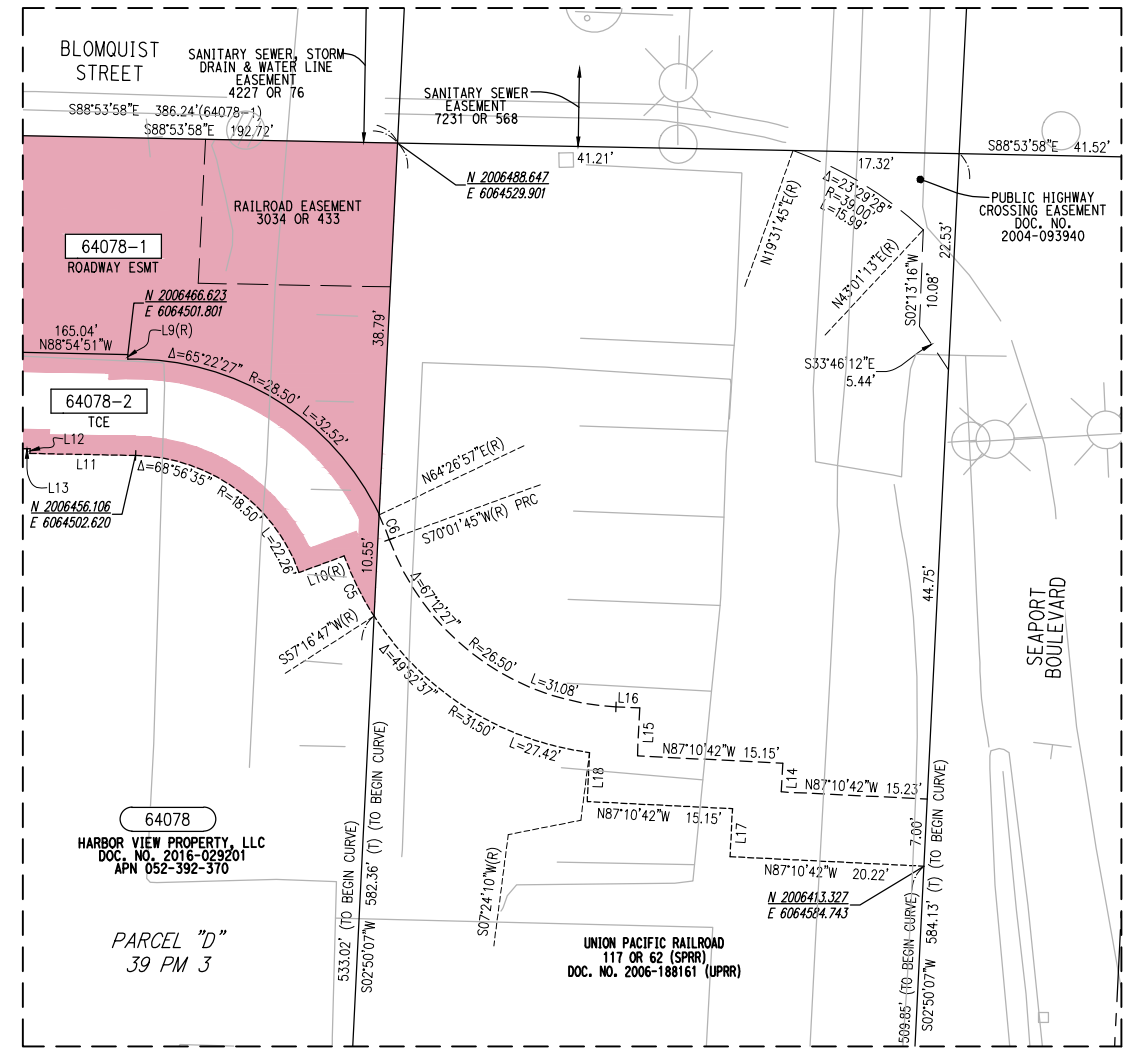
The State of California or its officers or agents shall not be responsible for the accuracy or completeness of electronic copies of this plan sheet.



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 1.0009500 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

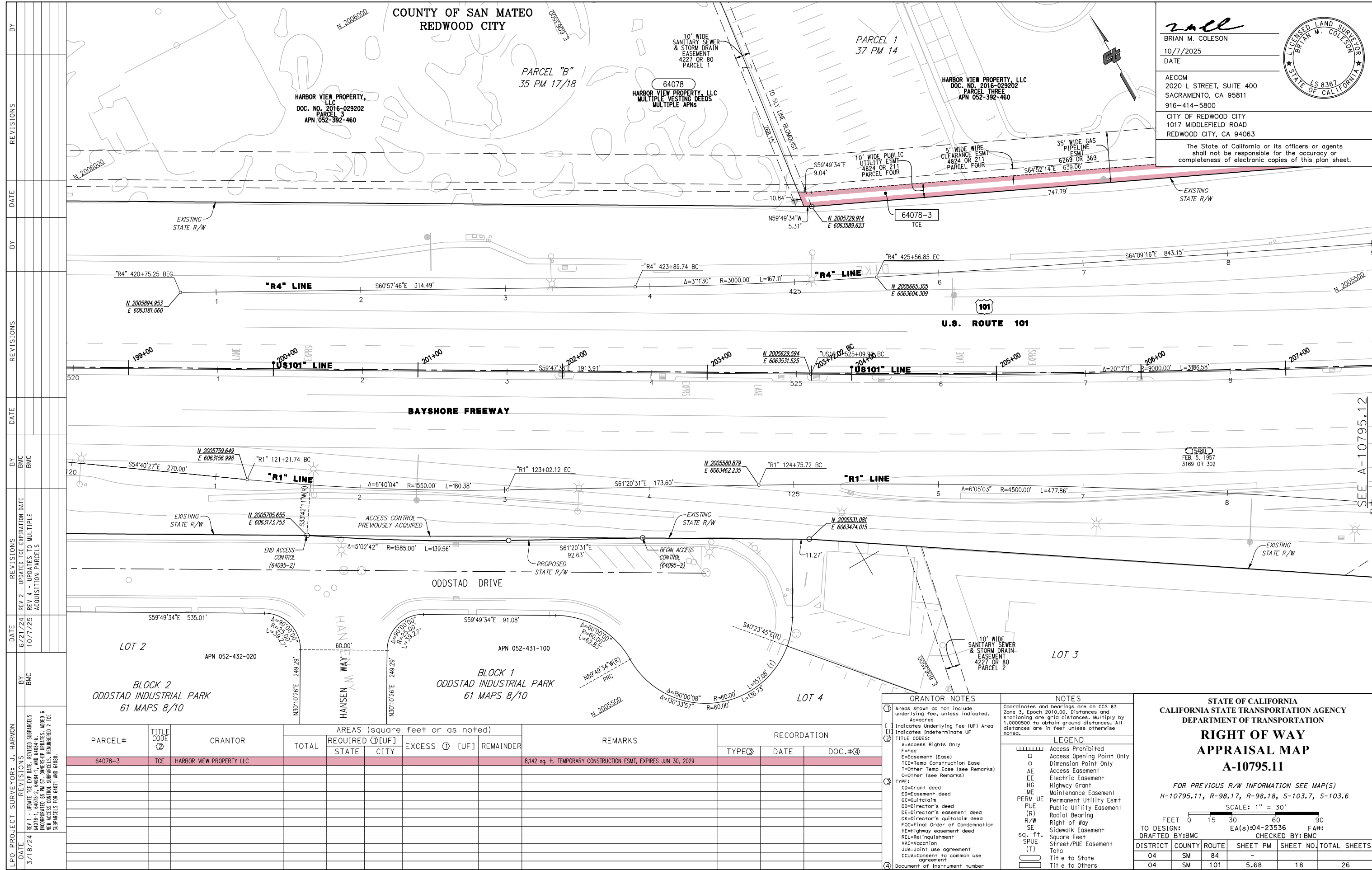
FOR PREVIOUS R/W INFORMATION SEE MAP(S) H-10795.14

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

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

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

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

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
 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-10795.11

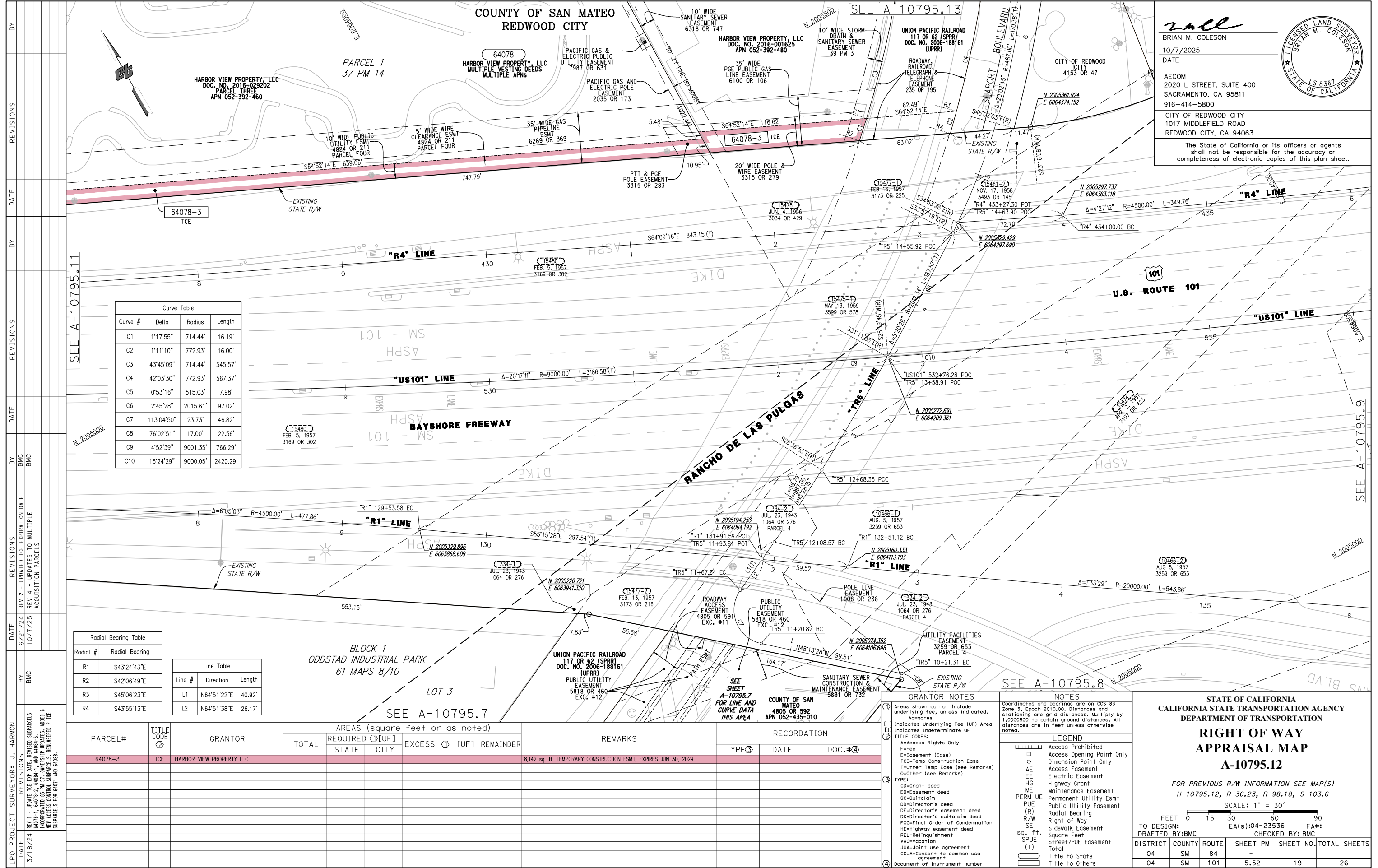
FOR PREVIOUS R/W INFORMATION SEE MAP(S)
 H-10795.11, R-98.17, R-98.18, S-103.7, S-103.6

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	-	18	26
04	SM	101	5.68	18	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

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

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

- Areas shown do not include underlying fee, unless indicated.
- 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:
 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
 CUA=Consent to common use agreement

NOTES

Coordinates and bearings are on tics 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

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
 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: 04-14000032



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 9, 2026

SUBJECT

Project update and policy direction on levee design elevation for the Redwood Shores Sea Level Rise Protection Project

SUMMARY

The Redwood Shores Sea Level Rise Protection Project is a comprehensive flood risk reduction initiative intended to protect homes, schools, businesses, critical infrastructure, and shoreline access in Redwood Shores from existing Federal Emergency Management Agency (FEMA-) mapped flood hazards and projected future sea level rise (SLR). The project currently is in preliminary design and public engagement phase. It is partially funded by a federal grant.

This staff report provides an update on project progress, including design work completed to-date, public outreach efforts and results, funding status, and the anticipated schedule. It also includes information for a policy decision required to advance the project. Staff recommends designing the project to a minimum elevation of the FEMA required height plus one additional foot (known as the “FEMA + 1” option).

RECOMMENDATION

By motion:

1. Receive an update on the status of the Redwood Shores Sea Level Rise Protection Project; and
2. Direct staff to proceed with the levee design elevation referred to as the “FEMA + 1” option.

STRATEGIC PLAN GUIDING PRINCIPLE

Public Safety

BACKGROUND

Project Overview and Purpose

The Redwood Shores Sea Level Rise Protection Project is a multi-year effort to reduce flood risk in Redwood Shores, including risk from existing FEMA-mapped flood hazards and projected future sea level rise. The project focuses on raising and strengthening the existing levee system while integrating nature-based solutions and enhancing recreational and public access amenities along the shoreline.

The project is needed to maintain FEMA levee accreditation and reduce flood risk to residents, businesses, and critical community infrastructure. In 2020, FEMA notified the City of Redwood City that the Redwood Shores levee system no longer met National Flood Insurance Program (NFIP) levee accreditation standards. In response, the City applied for a FEMA Hazard Mitigation Grant Program (HMGP) grant in 2021 and was awarded funding in October 2024.

The HMGP grant requires the City to complete and submit 60% design by the end of June 2026, making it important to advance project decisions and design work on schedule. City Council direction on the project's design flood protection elevation is needed at this stage to support continued design development and environmental review consistent with grant requirements.

The project will protect a wide range of community assets, including residential neighborhoods; schools such as Redwood Shores Elementary School and Design Tech High School; childcare facilities; community facilities including the Sandpiper Community Center and Redwood Shores Library; critical infrastructure such as regional wastewater treatment facilities and a fire station; employment centers including the Oracle campus and Redwood LIFE campus; transit facilities; the San Carlos Airport; and regional shoreline connections. The project provides multiple benefits by combining flood protection, ecological enhancement, and improved public access to recreational opportunities.

Project Status Update

Design Progress

Current design efforts focus on alternatives evaluation, technical studies, and preliminary engineering. Completed work includes data collection, tidal and sea level rise analysis, preliminary geotechnical evaluation, and development of levee alignment and elevation alternatives. As part of early design development, the project team evaluated both the Redwood Shores Core Alignment (Attachment A, Figure 1) and a Shoreline Continuity Alignment (Attachment A, Figure 2). However, the Shoreline Continuity Alignment was not advanced due to its substantially higher estimated costs, increased schedule risk, and extensive interagency coordination and permitting required across multiple jurisdictions. Ongoing and upcoming work includes refinement of geotechnical approaches, evaluation of nature-based features, continued coordination with regulatory agencies, and preparation for environmental review.

Public Outreach

Public outreach for the project has been robust and ongoing. Completed outreach efforts include a dedicated project website, coordination with homeowners associations and environmental organizations, trail signage, mailed notices to all Redwood Shores addresses, and use of City communication channels.

In October 2025, the project team launched a community survey focused on shoreline access and recreational improvements. More than 480 survey responses provide valuable insight into how residents use the levee system today and what amenities they would like incorporated into the project.

Recent engagement milestones include two focus group meetings in January 2026. In addition, two public community meetings were held on January 29th at the Redwood Shores Public Library (which included attendees to join the meeting via zoom, as well), and on February 7 at the Sandpiper Community Center, and the project team presented the project at the Redwood Shores Community Association Annual Meeting on February 4th. Additional focused engagement will occur as the project advances through design and environmental review.

A Technical Advisory Committee and Project Management Team (TAC/PMT) includes regional, state, and local stakeholders. The TAC/PMT met twice and will continue to meet to review project progress and provide feedback with additional coordination occurring as needed.

Funding and Schedule

A FEMA Hazard Mitigation Grant Program (HMGP) award funds up to the 60 percent design phase. The grant requires submittal of the completed 60 percent design to FEMA by June 2026. Additional funding efforts underway include grant applications and exploration of cost-sharing agreements with regional partners.

The anticipated project schedule is as follows:

August 2025– August 2026: 60% Design

August 2026–August 2028: Environmental review and permitting (including California Environmental Quality Act (CEQA))

August 2028–August 2030: Final design

2030–2034: Construction (subject to the City Council decision)

ANALYSIS

The current policy decision for the City Council is selection of the design flood protection elevation for the Redwood Shores Sea Level Rise Protection Project. This decision affects the level and timing of flood protection, project cost, constructability, environmental impacts, and the project’s long-term adaptability to sea level rise.

Levee Design Elevation

Two design flood protection elevations were considered for the Redwood Shores Core Alignment: The first elevation considered is the FEMA required height plus one additional foot (referenced as “FEMA + 1” moving forward, depicted in Attachment A, Figure 3, which correlates to 13.5 feet utilizing North American Vertical Datum of 1988 (NAVD 88). The second elevation considered is the FEMA required height plus three and a half additional feet (referenced as “FEMA + 3.5” moving forward, depicted in Attachment A, Figure 4, which correlates to 16 feet NAVD88. Both alternatives meet FEMA levee accreditation

requirements but differ in protection lifecycle, cost, constructability, environmental impacts, and long-term adaptability.

FEMA + 1 – Recommended Design Elevation

Designing the levee system to FEMA+1 would provide the required FEMA elevation through the year 2060 and prevent vulnerability to on percent chance storm event overtopping until the year 2100. These protection durations are based on a construction timeframe that starts in 2030. The FEMA+1 elevation is consistent with the flood protection standard used for the Foster City levee across Belmont Slough. Relative to FEMA + 3.5, this option results in a lower average levee and floodwall height, a smaller proportion of floodwalls (approximately 40 percent of the system), and fewer geotechnical challenges. As a result, this option reduces near-term visual impacts, habitat connectivity constraints, and construction complexity. Preliminary planning-level cost estimates by the project consultant estimate a construction cost of approximately \$200 million (in year 2030 dollars). While a future adaptive project may be needed sooner than under the FEMA + 3.5 alternative, this approach preserves flexibility to respond to evolving sea level rise projections and future regulatory requirements. In summary, reduced construction complexity and geotechnical risk, lower near-term visual and environmental impacts, and a lower estimated cost recommend this FEMA + 1 foot design elevation.

FEMA + 3.5 – Design Elevation Considered

Designing the levee system to FEMA + 3.5 feet of sea level rise would provide required FEMA freeboard through approximately 2107 and prevent vulnerability to 100-year levee overtopping until approximately 2143, assuming a 2030 construction start. This design elevation is consistent with regional flood protection standards established by SAFER Bay and OneShoreline and represents a higher level of flood protection constructed upfront.

Relative to the FEMA + 1 foot of sea level rise alternative, this option would require a taller average levee and floodwall height and a higher proportion of floodwalls (approximately 60 percent of the system). These characteristics increase the potential for near-term visual impacts and habitat connectivity constraints.

Much of Redwood Shores is underlain by young bay mud, which creates challenges related to settlement, consolidation, and long-term subsidence. These challenges are significantly costlier and more time-consuming to address the increased loads of higher constructed levee elevations, resulting in greater geotechnical complexity and more extensive ground improvement measures.

Preliminary planning-level estimates a construction cost of approximately \$250 million (in year 2030 dollars). While this alternative provides a higher level of long-term protection, the substantially higher estimated cost (\$50 million or 25 percent), increased construction complexity and geotechnical risk, and greater near-term visual and environmental impacts compared to the FEMA + 1 foot alternative reduces the feasibility completing this project.

Table 1: Summary Elevation Comparison Table		
Estimated Construction Cost (2030 Dollars)	FEMA + 1	FEMA + 3.5
Estimated Construction Cost (2030 Dollars)	\$200 million	\$250 million
Year of FEMA accreditation achieved* *assuming FEMA maintains the current accreditation requirements	2060	2107
Year protected to from 100 year storm	2100	2143
Percent of Walls in Design	40	60
Typical Added Height	3.5 feet above existing grade	6 feet above existing grade
Completed and Future Projects Utilizing this Design Criteria	Foster City Levee	SAFER Bay Project

Funding Considerations

Staff has initiated work to develop strategies for how the City may generate revenue to fund utilities and infrastructure, which would include improving the City’s levee system. On February 19, staff will engage the Finance and Audit Subcommittee on how to advance this work. In addition, as part of the FY 2026–2027 budget process, staff will recommend actions to support this effort. Finally, staff will work with its legislative consultant and other stakeholders to identify—and, if possible, secure—grant funding that could help support the levee project.

EQUITY IMPACT

Although the project area is located within Redwood Shores, the Redwood Shores Sea Level Rise Protection Project protects critical assets that serve residents citywide and regionally, including schools, childcare facilities, employment centers, transit facilities, and emergency and wastewater infrastructure. By reducing flood risk and improving shoreline resilience, the project supports public safety and access to essential services, benefiting all residents, including equity priority communities that may be disproportionately affected during storm events.

Public outreach for the project has been designed to be inclusive and accessible, including multilingual materials, engagement with community-based organizations, and a community survey focused on shoreline access and recreation. Demographic data collected through the survey and outreach activities will inform future design and engagement efforts to ensure project benefits are equitably distributed as the project advances. In alignment with the City’s vision of being a community where people of all backgrounds and income levels can thrive, the project advances shared resilience and equitable access to safety and public spaces.

FISCAL IMPACT

This is no anticipated impact to the City's General Fund. The current design phase (up to 60 percent design) of the Redwood Shores Sea Level Rise Protection Project is fully funded through a combination of a \$2 million FEMA Hazard Mitigation Grant Program (HMGP) awarded in FY 2024-25 and the City's Capital Outlay Fund (Fund 357) for the required local cost share, as approved in the FY 2025-26 budget.

The policy decision for design elevation decision will significantly influence the project design, future construction costs, schedule risk, and the City's ability to secure external funding. Preliminary planning-level cost estimates (in year 2030 dollars) highlight the financial tradeoffs among the alternatives:

- Recommended elevation FEMA + 1: approximately \$200 million meets compliance requirements and is consistent with the Belmont Slough levee
- Alternate elevation FEMA + 3.5: approximately \$250 million, reflecting increased protection, geotechnical complexity and construction requirements

Construction funding will be pursued through a combination of state, federal, regional and City funding sources, as well as potential cost-sharing partnerships. Construction phase and total project cost estimates will continue to be refined as design advances and environmental review is completed.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

1. Direct staff to design the project to a levee elevation of FEMA + 3.5. This alternative would provide a higher level of long-term flood protection but would increase the project's estimated construction cost to approximately \$250 million (in year 2030 dollars). Designing to this elevation would require taller levees and floodwalls (approximately 6 feet above existing grade on average) and a higher proportion of floodwalls (approximately 60 percent of the system), which may increase visual impacts and constrain habitat connectivity. In addition, the higher levee elevation would exacerbate geotechnical challenges associated with Young Bay Mud and is more likely to require extensive ground improvement measures, increasing construction complexity and risk. Because this alternative

constructs a higher level of protection upfront, it also reduces the City's ability to adapt incrementally over time as sea level rise projections, FEMA requirements, and available funding evolve.

2. Take no action at this time. This alternative would halt the project from advancing to the next phase of design and environmental review. Deferring this decision on levee design elevation would delay the project schedule, create uncertainty in ongoing technical work, and limit the City's ability to meet key milestones required under the FEMA Hazard Mitigation Grant Program (HMGP). Failure to meet FEMA-required timelines and deliverables could jeopardize the current grant and negatively affect the City's eligibility for future federal funding opportunities. In addition, delaying this decision would postpone progress toward restoring FEMA levee accreditation and increase the risk of cost escalation associated with project delays.

ATTACHMENTS

Attachment A – Relevant Figures for Staff Report

REPORT PREPARED BY:

Paige Saber, Senior Civil Engineer
psaber@redwoodcity.org
(650) 780-7355

APPROVED BY:

Tanisha Werner, Engineering & Transportation Director
Patrick Heisinger, City Manager

Attachment A – Relevant Figures for Staff Report

Figure 1: Redwood Shores Core Alignment

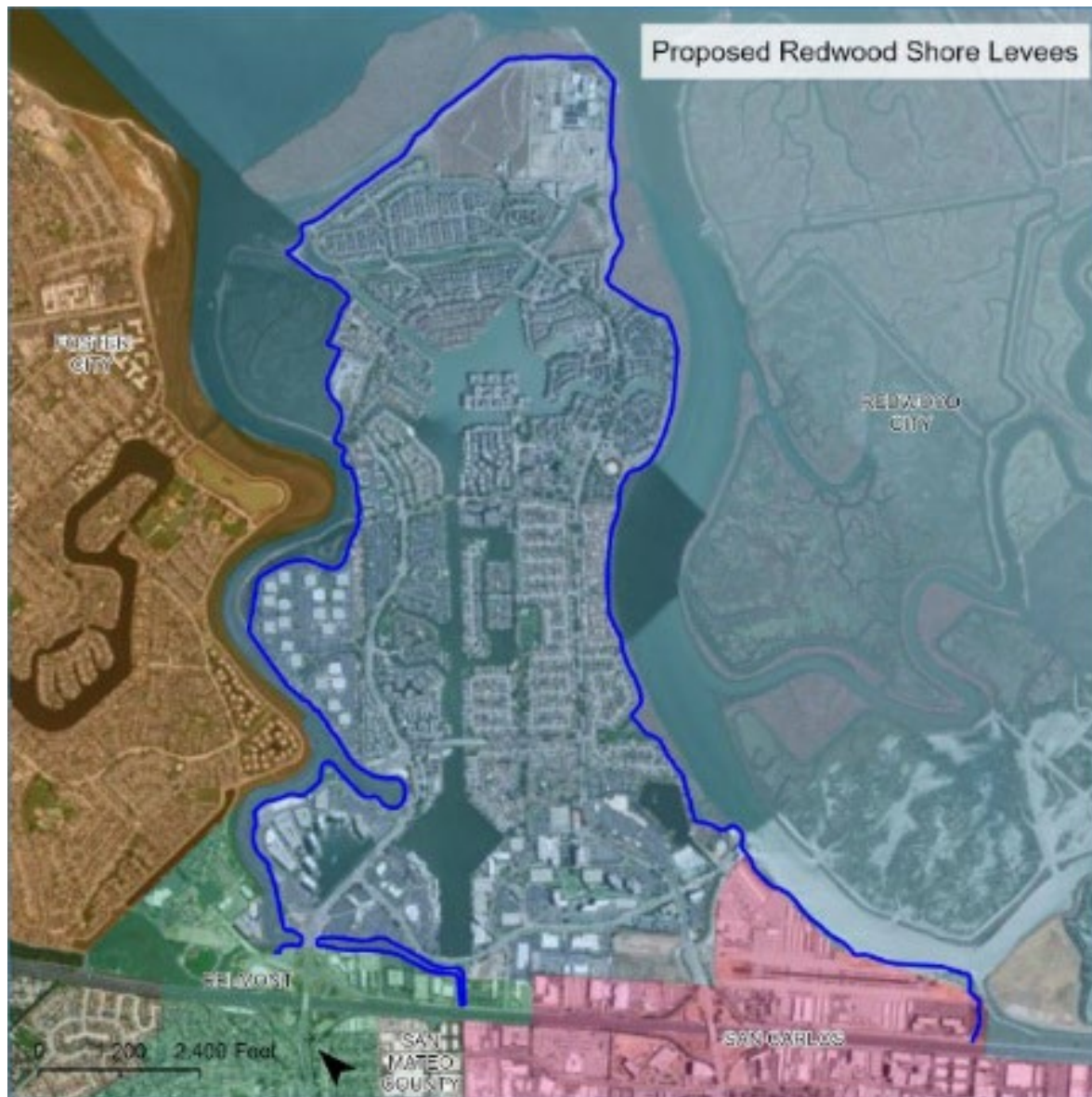


Figure 2: Shoreline Continuity Alignment

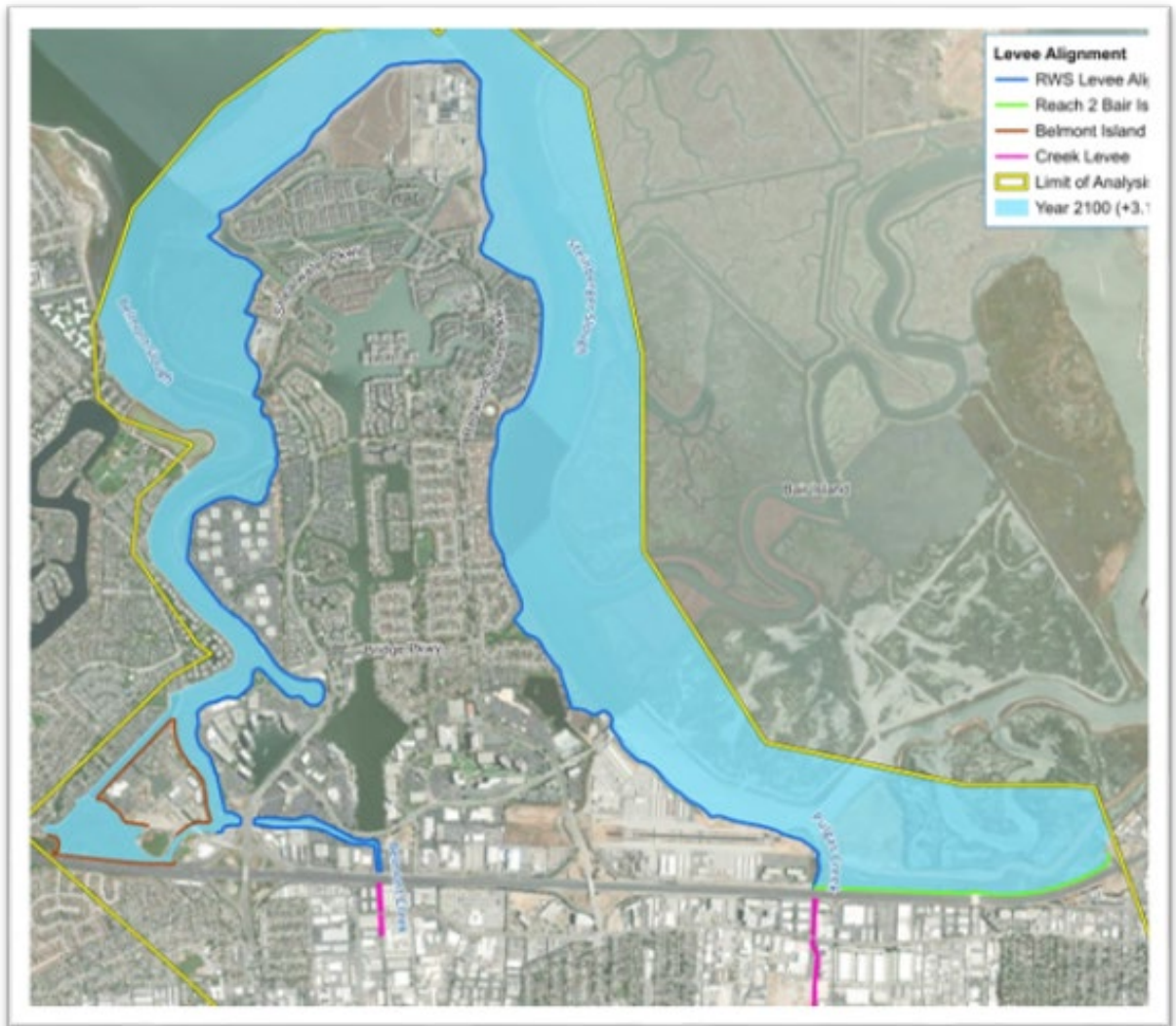


Figure 3: Elevation View of FEMA + 1 Design Elevation (Staff Recommendation)

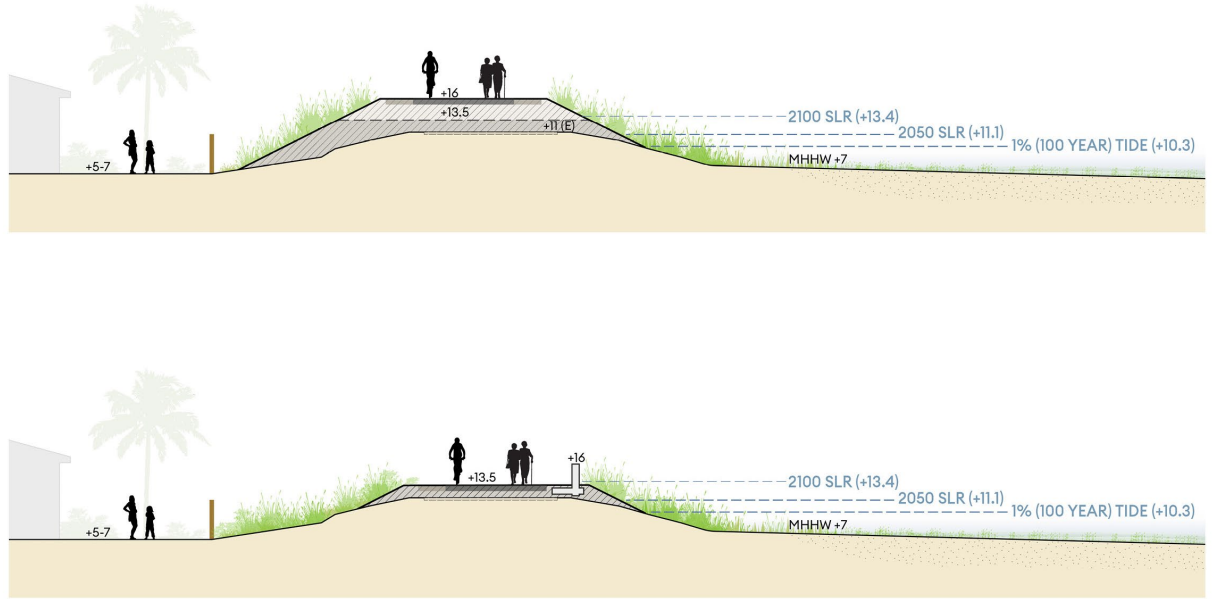
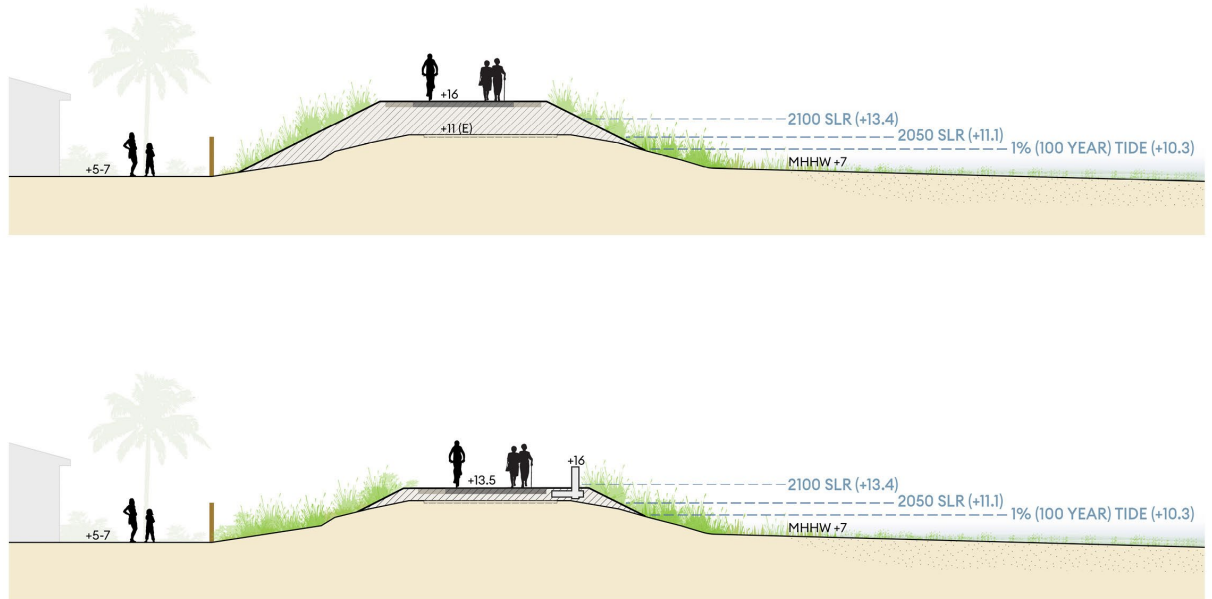


Figure 4: Elevation View of FEMA +3.5 Design Elevation (Not Recommended)



**MEMORANDUM FROM THE CITY ATTORNEY
CONCERNING A CLOSED SESSION
BEFORE THE CITY COUNCIL OF THE CITY OF REDWOOD CITY**

TO: Honorable Mayor and Members of the City Council

FROM: Veronica Ramirez, City Attorney

SUBJECTS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Closed session regarding litigation that has been initiated formally pursuant to California Government Code Section 54956.9(d)(1):

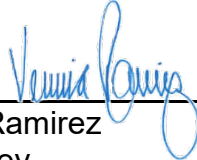
Name of Case: City of Fresno et al. v. Scott Turner et al., U.S. District for the Northern District of California, Case No. 3:25-cv-07070-RS

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Closed session regarding initiation of litigation pursuant to California Government Code Section 54956.9(d)(4): 1 case.

A closed session will be held on **February 09, 2026, at 6:00 p.m.** or as soon thereafter as the matter may be called, for the purpose of conferring with and/or receiving advice from your legal counsel.

Dated: February 09, 2026



Veronica Ramirez
City Attorney



**JOINT
CITY COUNCIL/SUCCESSOR
AGENCY/PUBLIC FINANCE
AUTHORITY
REGULAR MEETING**

**February 9, 2026
6:00 PM**





1. CALL TO ORDER



2. ROLL CALL

3. PLEDGE OF ALLEGIANCE



Led by Council Member Howard



**4. NOTIFICATION OF MEETING PARTICIPATION BE
TELECONFERENCE DUE TO JUST CAUSE PURSUANT TO
GOVERNMENT CODE § 54953.8.3**



5. PRESENTATIONS/ACKNOWLEDGEMENTS



5.A Recognition of Hasset Ace Hardware employees who assisted during December 15, 2025 incident



5. PRESENTATIONS/ACKNOWLEDGEMENTS – continued



5.B Proclamation recognizing American Heart Month

Proclamation

American Heart Month February 2026

WHEREAS, cardiac arrest is a leading cause of death worldwide, and each year more than 350,000 cardiac arrests occur outside of hospitals in the United States, with approximately 10 percent of people surviving; and

WHEREAS, about 70 percent of out-of-hospital cardiac arrests occur at home, meaning that people nearby often family members are the first and most critical link in the chain of survival; and

WHEREAS, immediate cardiopulmonary resuscitation (CPR) can double or even triple a person's chance of survival, yet only about 41 percent of people who experience cardiac arrest receive immediate CPR from someone nearby, and fewer than 12 percent receive aid from an automated external defibrillator (AED) before advanced help arrives; and

WHEREAS, for adults and teens, Hands-Only CPR calling 911 and pushing hard and fast in the center of the chest can double or triple the chance of survival, while infants and children require CPR with rescue breaths to restore oxygen and circulation; and

WHEREAS, each year more than 23,000 children experience cardiac arrest outside of the hospital, with almost 40 percent related to sports and nearly 20 percent occurring among infants; cardiac arrest accounts for 10 to 15 percent of sudden unexpected infant deaths; and

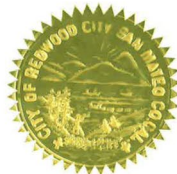
WHEREAS, studies show that women are less likely than men to receive CPR before advanced help arrives due to fear of causing harm, perceived legal risk, or discomfort about physical contact factors that must be addressed through education and awareness; and

WHEREAS, the American Heart Association has set a bold goal to double survival from out-of-hospital cardiac arrest by 2030 through its Nation of Lifesavers™ initiative, empowering people everywhere to confidently perform CPR and use AEDs; and

WHEREAS, straightforward, community-based solutions such as CPR and AED education, public access to defibrillators, and cardiac emergency response plans (CERPs) in schools, workplaces, and public spaces can save lives and strengthen community readiness.

NOW, THEREFORE, THAT I, ELMER MARTÍNEZ SABALLOS, MAYOR OF REDWOOD CITY, do hereby proclaim February 2026 as "AMERICAN HEART MONTH," in Redwood City and do encourage all residents to learn CPR, promote awareness of cardiac arrest and emergency response, and join the effort to build a Nation of Lifesavers™, ensuring that every person, everywhere, is prepared to act in a cardiac emergency.

Date: February 9, 2026




Elmer Martínez Saballos, Mayor


Kate Eakin, Vice Mayor


Isabella Chu, Council Member


Jeff Chen, Council Member


Diana Howard, Council Member


Marcelle Padilla, Council Member


Chris Surken, Council Member

5. PRESENTATIONS/ACKNOWLEDGEMENTS - continued



5.C Proclamation recognizing Black History Month

Proclamation

Black History Month
February 2026

WHEREAS, over 400 years ago the first African Americans arrived in the United States, forever changing the course of our country; the legacy of this event affects us all, and understanding the complex history of race in America helps us to come together as Americans; and

WHEREAS, the first event was celebrated during a week in February 1926, encompassing the birthdays of Abraham Lincoln and Frederick Douglass, two key figures in African-American history, and in 1976 the week-long celebration was extended to the entire month of February; and

WHEREAS, Black History Month also creates a specific opportunity for all people in Redwood City to reflect on and celebrate the historic and current accomplishments of African American people, both nationally and locally; and

WHEREAS, African-Americans helped develop our nation in countless ways, those recognized, unrecognized, and unrecorded; and

WHEREAS, the City of Redwood City believes every person has the freedom to feel valued and respected, and condemns racism in rhetoric or action; and

WHEREAS, the City of Redwood City aims to advance racial equity through mindful governance practices, reviewing policies to consider their impacts on community members; and

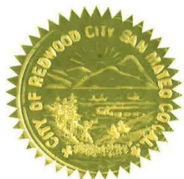
WHEREAS, on August 10, 2020 the City Council adopted a resolution declaring that Black Lives Matter, acknowledging the ongoing reality of racial inequity and reaffirming the City's commitment to racial equity; and

WHEREAS, on October 12, 2020 the City Council further committed to anti-racist action by adding Equity as a Strategic Plan Guiding Principle, affirming that Redwood City will put equity first and urging a collective rest so that policies serve the entire community; and

WHEREAS, the City of Redwood City remains committed to taking tangible steps to normalize, organize, and operationalize equity principles and tools, with an eye toward impactful and sustainable outcomes that create a more equitable community.

NOW THEREFORE, BE IT RESOLVED THAT I, ELMER MARTÍNEZ SABALLOS, MAYOR OF REDWOOD CITY, on behalf of the City Council and the people of the City of Redwood City, do hereby proclaim the month of February, in 2026 and each year thereafter, as BLACK HISTORY MONTH in Redwood City and encourage all residents to observe this month in honor of the history made by Black Americans and continue our efforts to create a community that is more just, peaceful and prosperous for all.

Date: February 9, 2026



Elmer Martínez Saballos, Mayor
Elmer Martínez Saballos, Mayor
Kate Eskin, Vice Mayor
Kate Eskin, Vice Mayor
Isabella Chu, Council Member
Isabella Chu, Council Member
Jeff Chen, Council Member
Jeff Chen, Council Member
Christina Hernandez, Council Member
Christina Hernandez, Council Member
Diana Howard, Council Member
Diana Howard, Council Member
Marcus Padilla, Council Member
Marcus Padilla, Council Member
Chris Surkan, Council Member
Chris Surkan, Council Member



6. PUBLIC COMMENT ON THE CONSENT CALENDAR,
MATTERS OF COUNCIL INTEREST AND ITEMS NOT ON
THE AGENDA



6. PUBLIC COMMENT ON THE CONSENT CALENDAR AND ITEMS NOT ON THE AGENDA



IN-PERSON PUBLIC COMMENT

HOW TO PROVIDE LIVE PUBLIC COMMENTS IN-PERSON AT REDWOOD CITY COUNCIL MEETINGS

- 1** Meetings take place in the **Council Chambers at City Hall, 1017 Middlefield Road** 
- 2** Seating capacity will be limited to maintain social distancing to protect health and safety 
- 3** Masks will be strongly encouraged for all in-person attendees 
- 4** Fill out a **Speaker Card** (please include Agenda Item # you wish to speak on) 
- 5** Place the **completed card** in the tray in front of the City Clerk 
- 6** Listen for the item you would like to comment on 
- 7** Wait to be announced by your name and provide remarks at the podium 

Once public comment begins, no additional speakers will be allowed to join the speakers list

6. PUBLIC COMMENT ON THE CONSENT CALENDAR AND ITEMS NOT ON THE AGENDA



VIA ZOOM PUBLIC COMMENT

**HOW TO PROVIDE LIVE PUBLIC COMMENTS
BY ZOOM AT REDWOOD CITY COUNCIL MEETINGS**

- 1** You may join the Zoom meeting by visiting redwoodcity.zoom.us

- 2** Select "Join" and enter the Meeting ID 994 8182 5639

- 3** Listen for the item you would like to comment on

- 4** Use the Raise Hand feature to request to speak. You may rename your profile if you wish to remain anonymous.

- 5** Wait to be announced by your name and then unmute to speak


We welcome speakers providing public comment, but please be advised this is a limited public forum. As such, speakers must stay on-topic if speaking to a particular agenda item, and if speaking during general public comment, they must address matters within the subject matter jurisdiction of the City.

If speakers fail to follow these rules, they will only be warned once, and if they continue to disregard our rules, their opportunity to speak will be ended.

7. CONSENT CALENDAR



7.A. Updated resolution for the Permanent Local Housing Allocation (PLHA) Program

Recommendation:

Adopt a resolution 1) authorizing the use of funds, totaling \$1,578,714, from the Permanent Local Housing Allocation (PLHA) program for the 2019-2023 funding period, for the City's Affordable Housing Preservation Program; and (2) authorizing the City Manager, or their designee, to execute the PLHA standard agreement, any subsequent amendments or modifications, and other necessary documents related to the PLHA program or the PLHA grant.

7. CONSENT CALENDAR

7.B. Award of contract to GradeTech Inc. for the Vera Avenue Bicycle Boulevard Project



Recommendation:

By motion, approve and authorize the City Manager to execute the standard form contract documents and award the contract for the Vera Avenue Bicycle Boulevard Project to Grade Tech, Inc. of Livermore, California for their responsive and responsible low total bid of \$1,637,970, and authorize the City Manager or the City Manager's designee to increase the contract amount, if necessary, up to 10 percent of the amount awarded, for a total amount not to exceed \$1,801,767.

7. CONSENT CALENDAR

7.C. Purchase retractable and fixed bollards for the Broadway Pedestrian Mall Project



Recommendation:

By motion, find that, due to site specific constraints, there is only one reasonable and practicable source for the retractable and static bollard system suitable for the Broadway Pedestrian Mall Project and the contract may be awarded without a competitive bidding process, and approve and authorize the City Manager to execute a purchase agreement with Interllimar Inc., dba Concentric Security (Concentric), for four (4) retractable bollards and six (6) fixed bollards in an amount not to exceed \$439,300, and authorize the City Manager or the City Manager's designee to increase the contract amount, if necessary, up to 10 percent of the contract amount, in an amount not to exceed \$483,230 (requires 5/7 vote).

7. CONSENT CALENDAR

7.D. Agreement for Services with LifeMoves to provide case management, street outreach, rapid response, and services coordination for people living in encampments



Recommendation:

By motion, approve and authorize the City Manager to execute a two-year Agreement for Services with LifeMoves in the amount of \$1,215,000 to provide case management, street outreach, rapid response, and services coordination for people living in encampments.

7. CONSENT CALENDAR

7.E. Amendment No. 2 to the Agreement for Services with Central Square Technologies, LLC



Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 2 to the Agreement for Services with Central Square Technologies, LLC, extending the term to February 25, 2027, and increasing the not-to-exceed amount by \$68,960, for a total not-to-exceed contract amount of \$495,113.

7. CONSENT CALENDAR



7.F. Amendment No. 2 to Professional Services Agreement with TruePoint Solutions LLC to provide a utility billing software for an additional five-year term, with City Manager authority to extend it for two additional one-year terms

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 2 to the Professional Services Agreement with TruePoint Solutions LLC in an amount not to exceed \$335,926 for a five-year term through November 30, 2030 with City Manager authority to extend it for two additional one-year terms in an amount not to exceed \$72,098 for the first extension term and \$73,316 for the second extension term for a total potential aggregate agreement amount not to exceed \$1,248,219 through November 2032.



7.G. Approve January 26, 2026 City Council Minutes

CONSENT CALENDAR - Continued

7.H. Approve claims and checks from February 9, 2026 to February 23, 2026 and the usual and necessary payments through February 23, 2026





8. PUBLIC HEARINGS

8.A. Public Hearing for Resolutions of Necessity for acquisition of real property and temporary construction easements from three properties related to the State Route 84 (Woodside Road) / U.S. 101 Interchange Reimagined Project in the amount of \$6M

Recommendation:

1. Adopt a Resolution of Necessity 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 to acquire portions of the property located at 1050 Broadway (APN 054-023-120); the "LaSalle LP & Zachary Pearlman, TR Property", commonly known as 24-Hour Fitness;



8.A PUBLIC HEARINGS - continued

2. Adopt a Resolution of Necessity 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 to acquire the property located at 1201 Broadway (APN 054-012-100); the "Lamorinda Development and Investment Hirahara Family Limited Partnership Property", commonly known as Denny's restaurant; and

3. Adopt a Resolution of Necessity 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 to acquire portions of the property located at 19 Seaport Boulevard (APN 052-392-280, 370, 460, 470, 480); the "Harbor View Property LLC Property", commonly known as Harbor View.

9. STAFF REPORTS



9.A. Project update and policy direction on levee design elevation for the Redwood Shores Sea Level Rise Protection Project

Recommendation:

By motion:

1. Receive an update on the status of the Redwood Shores Sea Level Rise Protection Project; and
2. Direct staff to proceed with the levee design elevation referred to as the “FEMA + 1” option.

9.A. PUBLIC COMMENT

Project update and policy direction on levee design elevation for the Redwood Shores Sea Level Rise Protection Project



IN-PERSON PUBLIC COMMENT

HOW TO PROVIDE LIVE PUBLIC COMMENTS IN-PERSON AT REDWOOD CITY COUNCIL MEETINGS

1 Meetings take place in the **Council Chambers at City Hall, 1017 Middlefield Road**



2 Seating capacity will be limited to maintain social distancing to protect health and safety



3 Masks will be strongly encouraged for all in-person attendees



4 Fill out a Speaker Card (please include Agenda Item # you wish to speak on)



5 Place the completed card in the tray in front of the City Clerk



6 Listen for the item you would like to comment on



7 Wait to be announced by your name and provide remarks at the podium



Once public comment begins, no additional speakers will be allowed to join the speakers list

9.A. PUBLIC COMMENT

Project update and policy direction on levee design elevation for the Redwood Shores Sea Level Rise Protection Project



VIA ZOOM PUBLIC COMMENT

HOW TO PROVIDE LIVE PUBLIC COMMENTS BY ZOOM AT REDWOOD CITY COUNCIL MEETINGS

- 1** You may join the Zoom meeting by visiting redwoodcity.zoom.us

- 2** Select "Join" and enter the Meeting ID **994 8182 5639**

- 3** Listen for the item you would like to comment on

- 4** Use the **Raise Hand** feature to request to speak. You may rename your profile if you wish to remain anonymous.


- 5** Wait to be announced by your name and then **unmute to speak**


We welcome speakers providing public comment, but please be advised this is a limited public forum. As such, speakers must stay on-topic if speaking to a particular agenda item, and if speaking during general public comment, they must address matters within the subject matter jurisdiction of the City.

If speakers fail to follow these rules, they will only be warned once, and if they continue to disregard our rules, their opportunity to speak will be ended.



10. MATTERS OF COUNCIL INTEREST

10.A. City Council Member Report of Meetings and Conferences Attended

10. MATTERS OF COUNCIL INTEREST- Continued

10.B. City Council Committee Reports - None



10. MATTERS OF COUNCIL INTEREST- Continued

10.C. City Manager (Oral) Update





11. CLOSED SESSION

11.A. Closed session regarding 1) Litigation that has been initiated formally pursuant to California Government Code Section 54956.9(d)(1); and 2) Initiation of litigation pursuant to California Government Code Section 54956.9(d)(4)

SUBJECTS:

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Closed session regarding litigation that has been initiated formally pursuant to California Government Code Section 54956.9(d)(1):

Name of Case: City of Fresno et al. v. Scott Turner et al., U.S. District for the Northern District of California, Case No. 3:25-cv-07070-RS

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Closed session regarding initiation of litigation pursuant to California Government Code Section 54956.9(d)(4): 1 case.

11.A. PUBLIC COMMENT

Closed Session



IN-PERSON PUBLIC COMMENT

HOW TO PROVIDE LIVE PUBLIC COMMENTS IN-PERSON AT REDWOOD CITY COUNCIL MEETINGS

1 Meetings take place in the **Council Chambers at City Hall, 1017 Middlefield Road**



2 Seating capacity will be limited to maintain social distancing to protect health and safety



3 Masks will be strongly encouraged for all in-person attendees



4 Fill out a Speaker Card (please include Agenda Item # you wish to speak on)



5 Place the completed card in the tray in front of the City Clerk



6 Listen for the item you would like to comment on



7 Wait to be announced by your name and provide remarks at the podium



Once public comment begins, no additional speakers will be allowed to join the speakers list

11.A. PUBLIC COMMENT

Closed Session



VIA ZOOM PUBLIC COMMENT

HOW TO PROVIDE LIVE PUBLIC COMMENTS BY ZOOM AT REDWOOD CITY COUNCIL MEETINGS

- 1** You may join the Zoom meeting by visiting redwoodcity.zoom.us

- 2** Select "Join" and enter the Meeting ID 994 8182 5639

- 3** Listen for the item you would like to comment on

- 4** Use the Raise Hand feature to request to speak. You may rename your profile if you wish to remain anonymous.

- 5** Wait to be announced by your name and then unmute to speak


We welcome speakers providing public comment, but please be advised this is a limited public forum. As such, speakers must stay on-topic if speaking to a particular agenda item, and if speaking during general public comment, they must address matters within the subject matter jurisdiction of the City.

If speakers fail to follow these rules, they will only be warned once, and if they continue to disregard our rules, their opportunity to speak will be ended.



****CLOSED SESSION****

The City Council is currently in Closed Session



12. ADJOURNMENT

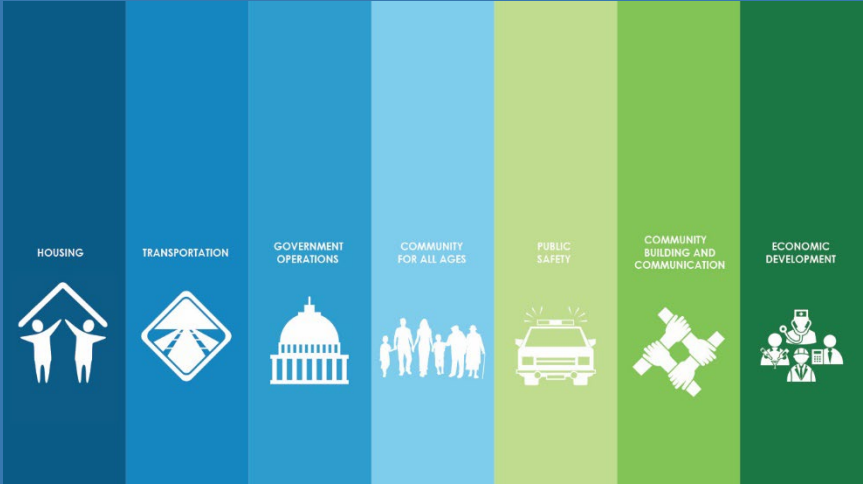
The next City Council meeting is scheduled for February 23, 2026

FUTURE COUNCIL MEETING DATES



- ✓ February 23, 2026
- ✓ March 9, 2026
- ✓ March 23, 2026

CITY OF REDWOOD CITY STRATEGIC INITIATIVES



SEND A SERVICE REQUEST WITH EASE

www.redwoodcity.org/myrwc



FREE and easy to use from Redwood City!



Your One-Stop
Redwood City
Resource



myRWC

The smart phone app that puts
Redwood City "at your fingertips!"



Neighborhood Associations

Connecting Neighbors & Building a Great Community Together



WWW.REDWOODCITY.ORG/NASIGNUP

CITY OFFERS ONLINE TOOLS TO ANSWER YOUR QUESTIONS!



Would you like to...

- ▶ Find a Downtown restaurant?
- ▶ Learn about City construction projects?
- ▶ Search the library's catalog?
- ▶ Locate community centers or parks?
- ▶ Apply for a job?

Go to www.redwoodcity.org for the answers!

REDWOOD CITY PUBLIC LIBRARY



The Redwood City Public Library offers many programs and services for all to enjoy!

The Redwood City Downtown Branch is located at 1044 Middlefield Road

You can also call to ask questions over the phone at 650-780-7026, or visit the library online, 24 hours a day, 7 days a week at

<http://www.redwoodcity.org/library>

CONNECT WITH US!



Ways To Connect With Us



www.redwoodcity.org/myrwc



@RedwoodCityGov



@RedwoodCity



www.youtube.com/cityofredwoodcity



www.facebook.com/cityofredwoodcity



Nextdoor
Redwood City



@CityofRedwoodCity



Redwood City VOICE



www.downtownredwoodcity.org



www.redwoodcity.org

NEW DEVELOPMENT PROJECT WEBPAGE



www.redwoodcity.org/currentprojects

Learn more about development projects at various stages of review at the City's NEW development project webpage.

Calendar | News | Subscribe | City Events | Contact Us | Select Language

Redwood City CALIFORNIA

CLIMATE BEST BY GOVERNMENT TEST Mostly Sunny, 71°

Search...

- ABOUT THE CITY
- CITY HALL
- DEPARTMENTS
- RESIDENTS
- BUSINESS
- I WANT TO...

- + City Council
- + Advisory Bodies and Committees
- How the City Works!
- City Budget and Financial Information
- City Charter
- + Code and Ordinances
- CURRENT PROJECTS
 - ▶ Development Projects
 - Infrastructure Projects
 - Documents Archives
 - Other Government Links
- + Sign up for Newsletters
- Locate/Contact City Hall
- City Hall Holiday Closures

Font Size: [+] [-] [x] Share & Bookmark Feedback Print

Current Projects

DEVELOPMENT PROJECTS




The following are major development projects at various stages of the City's review process or construction phase. To get notified of new building permit applications in your area, visit Redwood City's [buildingeye page](#).

If you have comments on this webpage or on specific projects, please click the "feedback" button above to submit your thoughts.

[Click here to view projects on Interactive Map \(GIS\).](#)

Sort By: Status | Submittal Date | Type | Name | Address

Proposed

- 
[601 El Camino Real](#)
- 
[929 Main Street](#)
"Young's Automotive"
- 
[1175 Marshall St](#)
"Kaiser Hospital Phase II"

UTILITY RATE ASSISTANCE PROGRAM



Need help paying your utilities?

The City of Redwood City offers the Water and Sewer Rate Assistance Program (WSRAP) to qualifying utility rate payers.

Eligibility is based on household income and qualifying applicants will receive a credit of around \$20 on their utility bill each month.

Learn more at www.redwoodcity.org/rateassistance

TIPS FOR SAVING WATER



1

Use the EPA WaterSense website to find out if your household has water efficient products. Redwood City offers rebates for WaterSense toilets.



2

Turn off the tap while shaving or brushing your teeth. The City offers low flow faucet aerators for FREE!



3

Take a shower over a bath...just be aware of how long you are showering! We offer residents FREE low flow showerheads and shower timers!



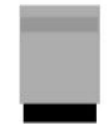
4

In the kitchen...plug the sink or use a wash basin if washing dishes by hand.



5

Use a dishwasher, and fill it up before you do!



6

Scrape your plate instead of rinsing before loading it into the dishwasher.



7

Keep a pitcher of drinking water in the refrigerator so you're not waiting for water to cool as it comes out of the faucet.



8

Avoid the garbage disposal...it's not good for your pipes or water conservation. Throw food scraps in the compost bin.



9

Wash only full loads of laundry or use the appropriate load size selection on your machine. The City and PG&E offer rebates for High Efficiency Washing Machines!



10

Check plumbing fixtures and irrigation systems for leaks.



11

Give your garden hose a break. Sweep driveways, sidewalks, and steps rather than hosing off.



12

Wash the car with water from a bucket, or use a commercial car wash that recycles water.



PENINSULA CLEAN ENERGY



CLEANER ENERGY IS HERE

Find out what the
buzz is about!



PENINSULA
CLEAN ENERGY



LEARN MORE HERE:

www.peninsulacleanenergy.com



DOWNTOWN REDWOOD CITY



Retail, restaurants, events, and more are located right here in downtown Redwood City.

Visit www.downtownredwoodcity.org to learn more.

VOLUNTEER IN REDWOOD CITY



Thanks to our volunteers for their time and involvement supporting our community!

Join thousands of volunteers who have contributed over 200,000 hours of service!

Make an impact in the community by volunteering today!

Visit www.redwoodcity.org/volunteer to learn more and get involved.



REDWOOD CITY FIRE DEPARTMENT



The **CERT** program will provide participants with basic training in disaster survival and rescue skills.

For More Information Please Contact:

Redwood City Fire Department

(650) 780-7400

www.redwoodcity.org/cert

Housing Resource Guide/Guía de Recursos de Vivienda

Do you need help with a challenging rental housing issue? Are you looking for affordable housing?

For a list of programs and services to help, go to the City's website for a housing resource guide.

¿Necesita ayuda con un problema de difícil vivienda de alquiler? ¿Está buscando una vivienda asequible?

Para obtener una lista de programas/servicios traducido en español ve **aquí:**
www.redwoodcity.org/housingresourceguide



84/101 Interchange Reimagined
Project

Resolution of Necessity Hearing

February 9, 2026



Presentation Overview



- Questions of Council
- Project Background
 - Project Need and Purpose
 - Solutions provided by the Project
- Purpose for Parcel Acquisition
- Parcel acquisition process
- Required parcels overview
- Specific parcel details
- Next Steps
- Discussion

Council Questions (1 of 2)



- Before the Council tonight are three proposed Resolutions of Necessity that would authorize the use of eminent domain to acquire properties that are needed for the State Route 84 (Woodside Road)/U.S. 101 Interchange Reimagined Project.
- The Project is designed to enhance traffic safety, reduce congestions and pollution, and provide safer bicycle and pedestrian facilities.

Council Questions (2 of 2)



- The Council is being asked to find the following:
 1. The public interest and necessity require the Project.
 2. The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
 3. The property interest sought to be acquired are necessary for the Project.
 4. The offer required by Government Code Section 7267.2 has been made to the owner of record.
- The issue of compensation for the necessary property interests is not before the Council tonight but will be determined through the eminent domain litigation process.

Existing Interchange



Woodside Rd. Congestion at Broadway



Absence of pedestrian facilities



Project Purpose



The purpose of the project* is to:

- Alleviate peak-hour congestion at the US 101/Woodside Road interchange;
- Improve traffic operations within the project limits at the local street intersections of Woodside Road with Veterans Boulevard, Broadway, Bay Road, and Seaport Boulevard/Blomquist Street/East Bayshore Road; and
- Improve bicycle and pedestrian access across US 101 within the project limits.

* from the IS/EA environmental document, page 1-4.

The 84/101 Interchange Reimagined



New Woodside Rd. at Broadway



Project Status



- Completed work:
 - **CEQA/NEPA Clearance:** Caltrans 12/16/2016 signed Initial Study with Negative Declaration / Environmental Assessment with Finding of No Significant Impact
 - **Environmental Studies:** 21 total, including: traffic, community impact, air quality, noise, biology, archaeological, and water quality.
 - **Preferred Alternative:** Study Alternative 3 – typical Woodside Rd. configuration with Veterans direct ramps (Selected from 2 build and one no build alternatives after elimination of 8 others)
 - **Final Design:** completed 95% Plans, Specifications and Estimate (PS&E) in Spring 2021, the Project was paused due to insufficient funds. PS&E resumed in Fall 2023.
 - **Funding:** Project is fully funded with Federal, State, and Local Funds.

Project Status

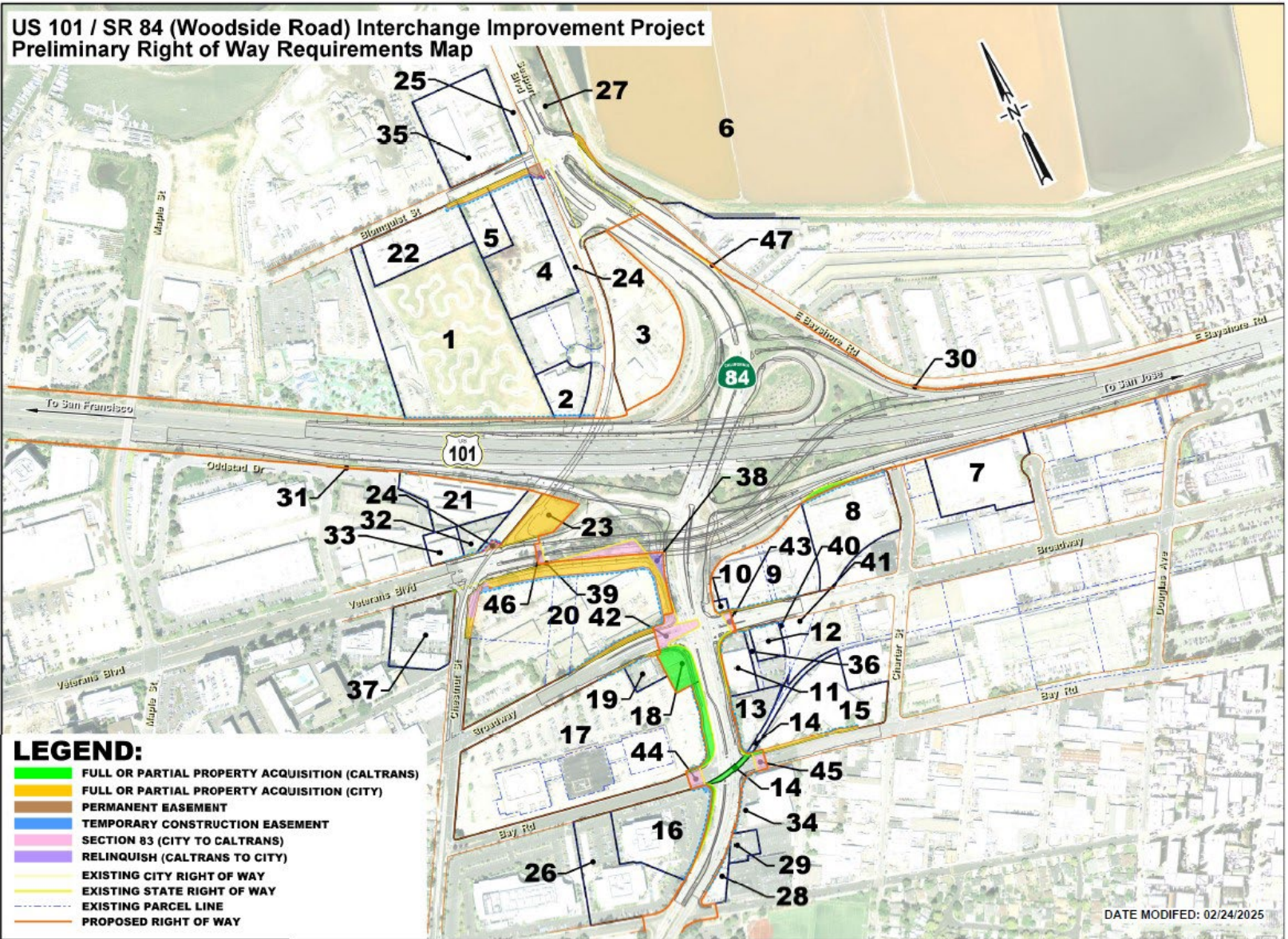


- On-going work:
 - Updating plans to satisfy current design standards;
 - Continued work with UPRR on at grade crossing details;
 - Addressing increased stormwater capture requirements;
 - Completing utility relocations; and
 - Acquiring required parcels.

Purpose of parcel acquisition

- Permanent additional area is needed to accommodate the new direct freeway access ramps to and from Veterans Blvd.
- Permanent additional width along Woodside Rd. is required to provide for safe bicycle and pedestrian facilities along side motorized vehicles.
- Permanent additional width along cross streets is required to provide for safe bicycle and pedestrian facilities along side motorized vehicles.
- Temporary Construction Easements are required at various locations to facilitate safe and effective construction of the Project.
- Abutter's rights are necessary in various locations to ensure pedestrian and traffic safety.

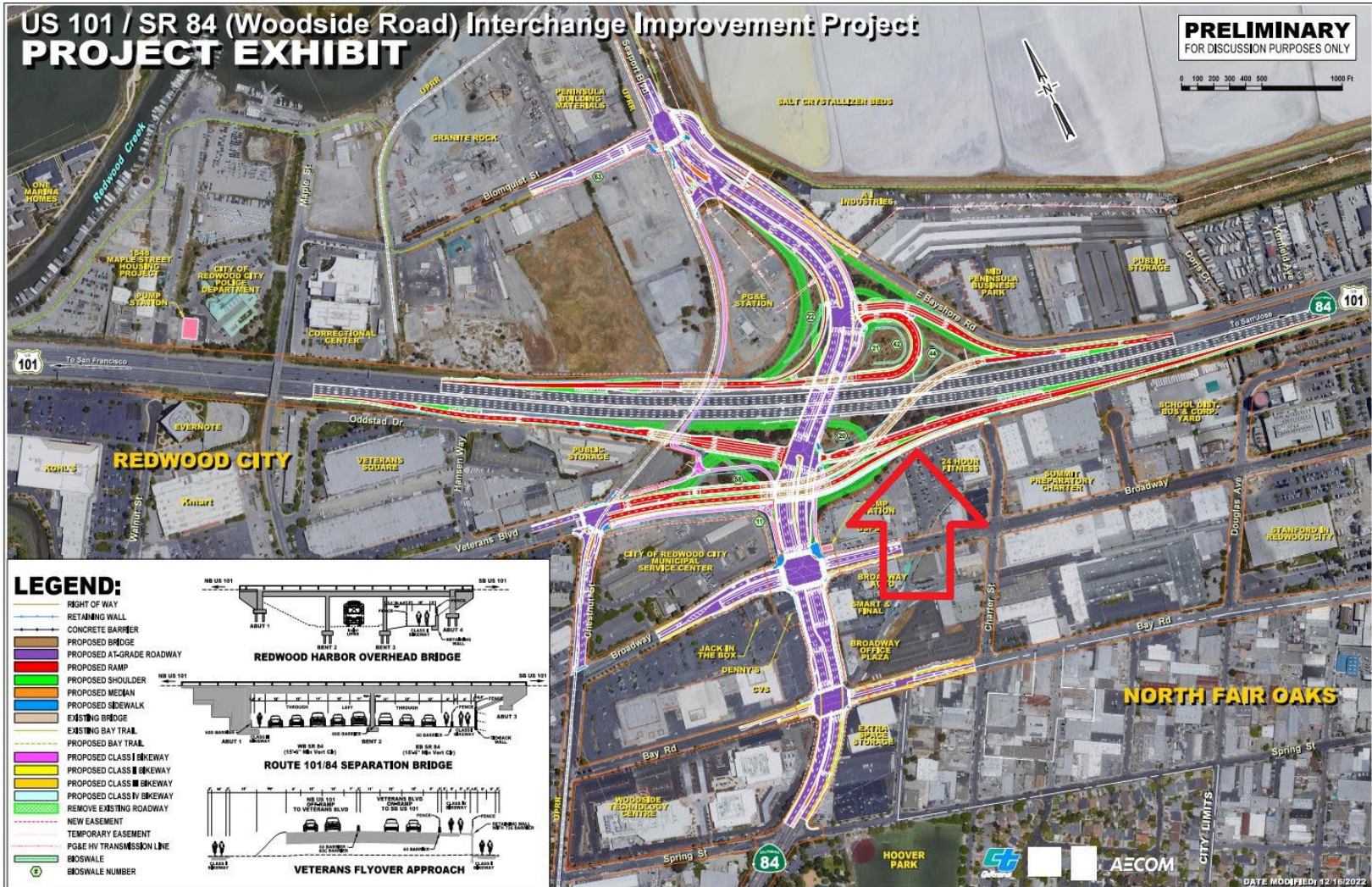
Complete Project Parcel Interfaces



RON Subject Parcels

1. Portions of the property located at 1050 Broadway (APN 054-023-120); the “Lasalle LP & Zachary Pearlman, TR Property”, commonly known as 24-Hour Fitness.
2. The entire property located at 1201 Broadway (APN 054-012-100); the “Lamorinda Development and Investment/Hirahara Family Limited Partnership Property”, commonly known as Denny’s.
3. Portions of the property located at 19 Seaport Boulevard (APN 052-392-280); the “Harbor View Property”, commonly known as Harborview.

1. Parcel Location Map – La Salle LP (64064)



1. Parcel Location Map – La Salle LP (64064)



- Parcel Description: South of Existing Onramp to SB US-101
- Need: City Sanitary Sewer/Storm Drain Easement, Underground PG&E and AT&T Easements.
- Purpose: Accommodation of drainage and utilities, resulting from construction of realigned onramp from Veterans Blvd to SB US-101, including adjacent Class IV bikeway and retaining wall.

1. Alternative Placement (1 of 3) – La Salle LP (64064)



- It is the determination of the engineer of record that there is no feasible alternative placement of the utility easements:
 - Utility Easement Policies Restricting Utility Placement
 - Caltrans Encroachment Permits Manual – Chapter 17, Section 2, Article 2 (Utilities):
*“Longitudinal installations of utilities are generally **not permitted within freeway rights-of-way**”*
 - American Association of State Highway and Transportation Officials (AASHTO) Freeway Utility Accommodation Policy: *“Longitudinal utility installations should not be permitted within access-controlled freeway rights-of-way except in rare instances where no feasible alternative exists”*

1. Alternative Placement (2 of 3) – La Salle LP (64064)



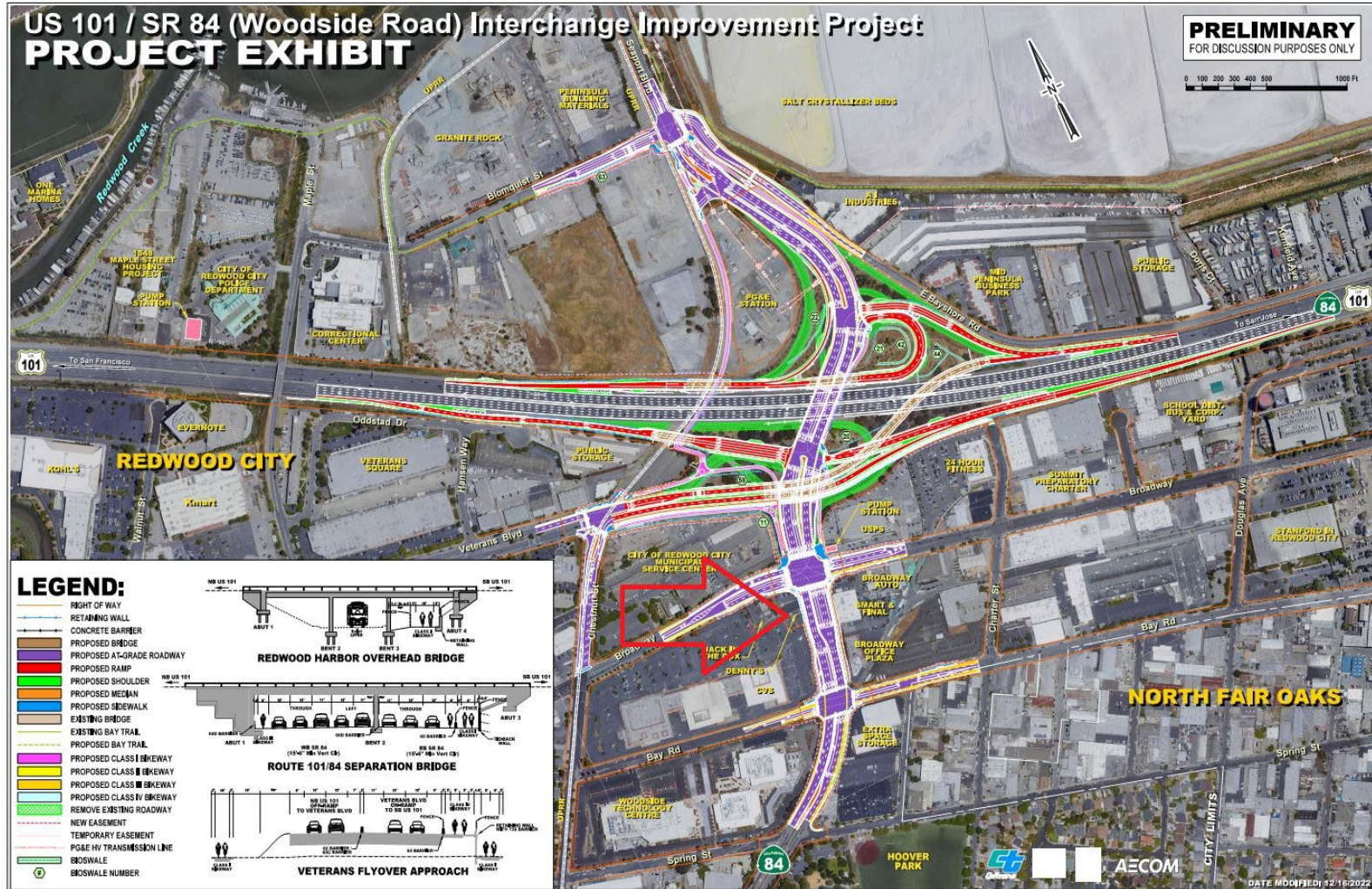
- Policy restrictions aside, there is no placement in public right of way that would be technically feasible
 - Placing buried utilities beneath the proposed bike lane and at the back of the proposed retaining wall would interfere with the structural components of the retaining wall and not allow for construction of the project.
 - Access for the maintenance of the buried utility is not possible without affecting the structural integrity of the retaining wall.
 - A retaining wall failure could lead to the structural and operational failure of the onramp to SB US-101, as well as damage to adjacent privately-owned property.
 - Placing underground high-risk utilities in the shoulder or travelled way of the onramp to SB US-101 is not a Caltrans practice and would not allow for access or maintenance of the utility without severely disrupting highway operations.

1. Alternative Placement (3 of 3) – La Salle LP (64064)



- It is the determination of the engineer of record that there is no feasible alternative location for placement of the City sanitary sewer/storm drain easement:
 - A manhole and storm drain exist with an existing drainage easement in the property, which would be impacted by proposed project bicycle path and retaining wall. This system connects to existing storm drain in Caltrans Right of way.
 - Proposed ramp requires soil treatment and retaining wall construction which prohibits the placement of the impacted storm drain in the bicycle path, and the proposed storm drain needs to be placed with a new easement parallel to the existing easement adjacent to the bike path next to the retaining wall.

2. Parcel Location Map – Lamorinda Development/Hirahara (64073)

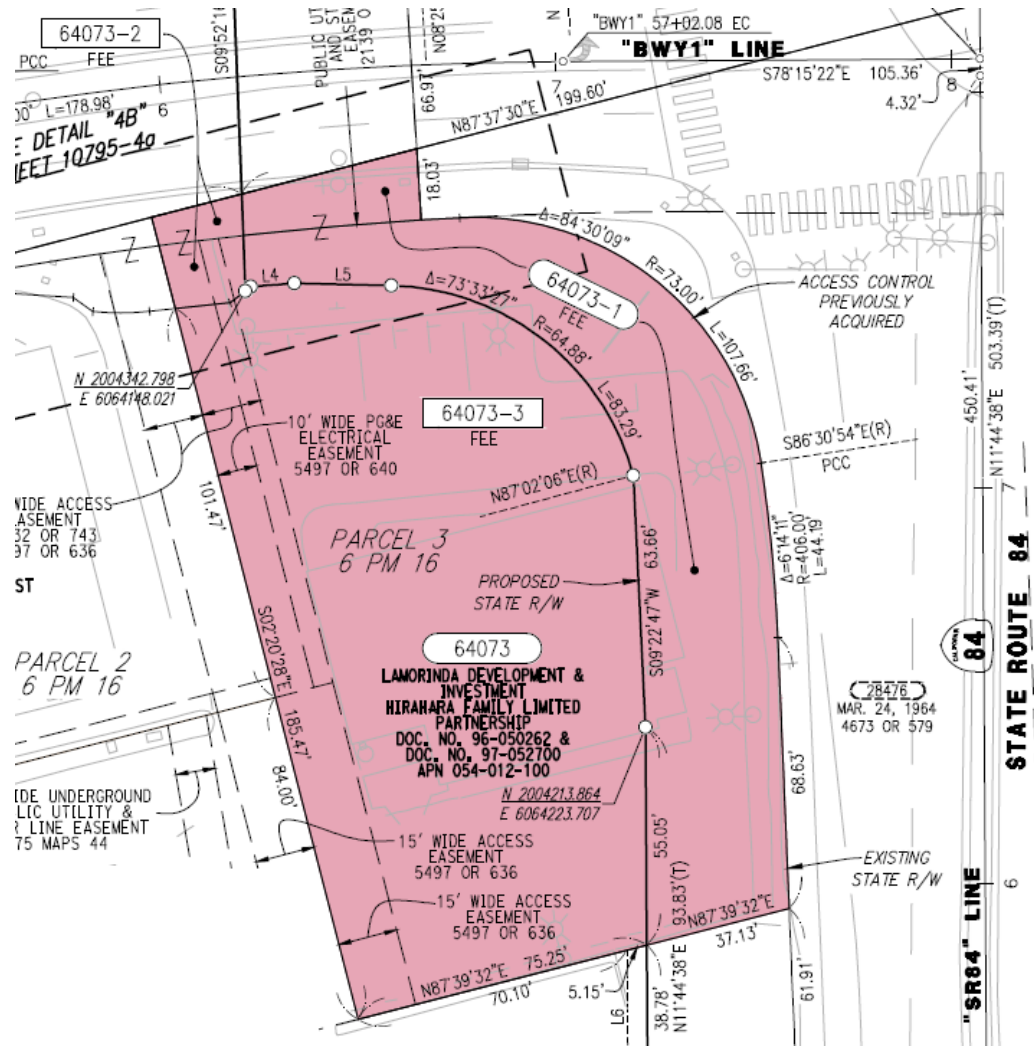


2. Parcel Location Map – Lamorinda Development/Hirahara (64073)

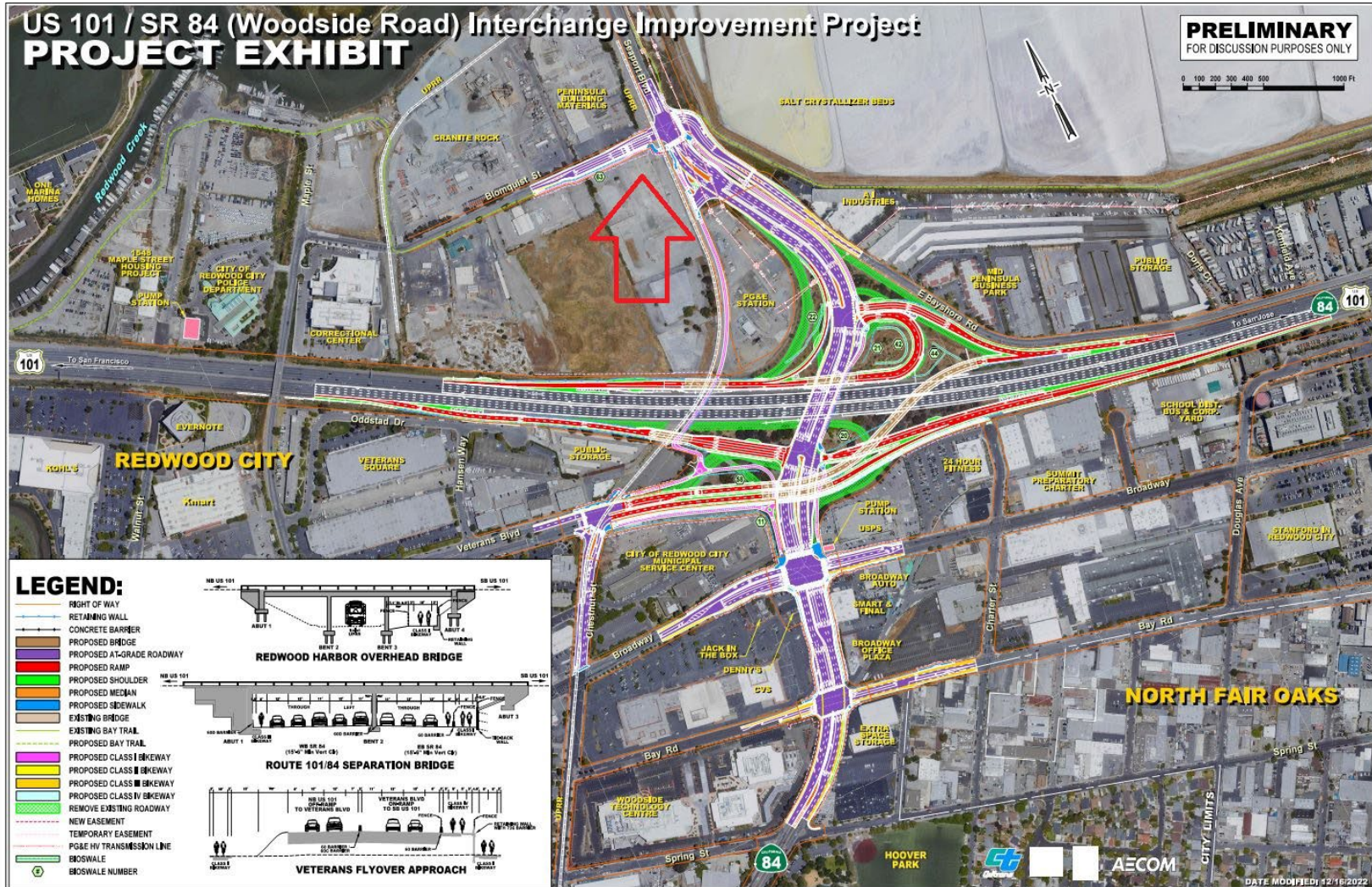


- Parcel Description: SW Corner of SR 84 and Broadway intersection
- Need: Fee Acquisition
- Purpose: Widening of SR 84 to include additional lanes, Class IV bikeway, sidewalk, and concrete barrier access-control separation. Widening of Broadway to include additional lanes and Class III bikeway

2. Parcel Location Map – Lamorinda Development/Hirahara (64073)



3. Parcel Location Map – Harbor View Property, LLC (64078)

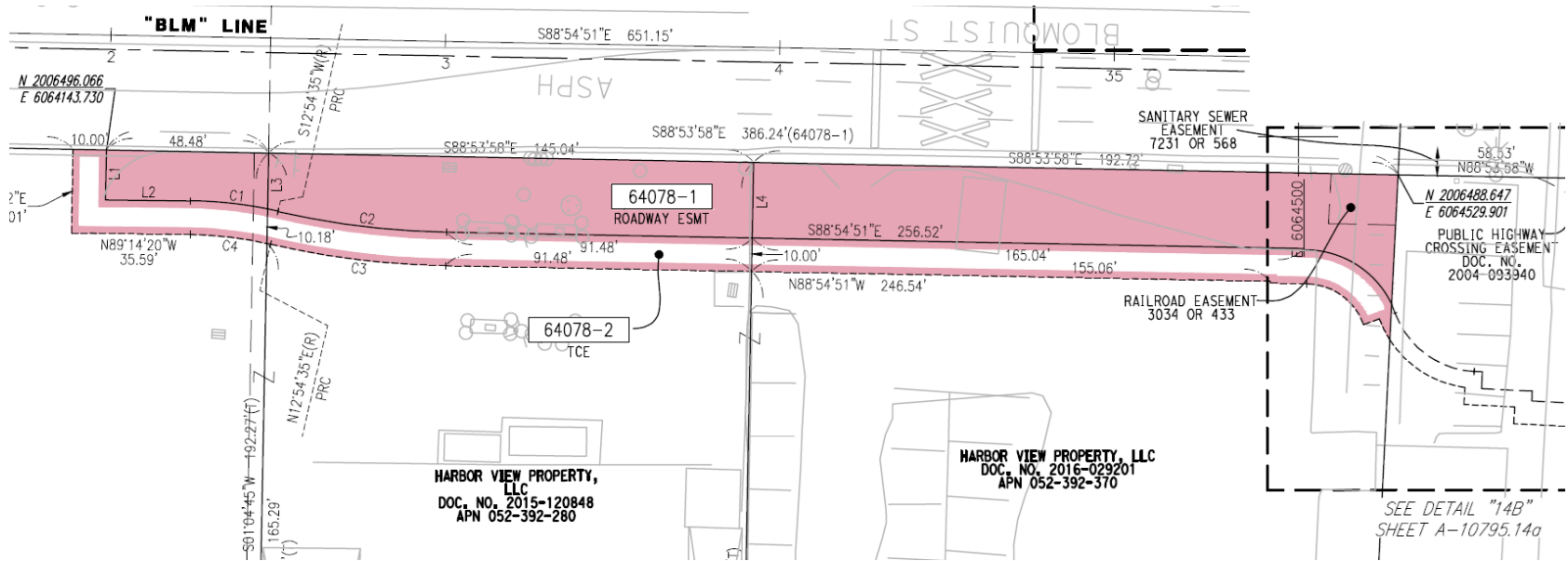


3. Parcel Location Map – Harbor View Property, LLC (64078)



- Parcel Description: SW Corner of Blomquist and Seaport Boulevard intersection
- Need: Roadway Easement & TCE
- Purpose: Accommodation of UPRR crossing improvements. Widening of Blomquist to include additional lanes, Class I & IV bikeways, and sidewalk. Widening of Seaport Boulevard to include additional lanes, Class I bikeway, and sidewalk.

3. Parcel Location Map – Harbor View Property, LLC (64078)



Next Steps



- Discussion with property owners will continue while the Team proceeds with eminent domain steps.
 - Tonight's actions will not prohibit continued negotiations
- File eminent domain lawsuit(s) (as necessary)
- Court proceedings
- Seek Order of Prejudgment Possession from the Court
 - Requires deposit of probably compensation with the State Condemnation Fund based on appraisal
- Eminent domain litigation can be resolved through negotiated settlement between the parties. If parties are unable to negotiate a settlement, just compensation will be determined through a jury trial.

Adopt a resolution to:

- determine the public interest and necessity require the Project;
- determine the Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- determine the property interest sought to be acquired are necessary for the Project;
- determine the offer required by Government Code Section 7267.2 has been made to the owner of record;
- determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action for each of the 11 properties.
- authorize commencement of eminent domain litigation; and
- seek an order of possession (Code of Civil Procedure Section 1245.220)



84/101 Interchange Reimagined
Project

Resolution of Necessity Hearing

February 9, 2026



Presentation Overview



- Questions of Council
- Project Background
 - Project Need and Purpose
 - Solutions provided by the Project
- Purpose for Parcel Acquisition
- Parcel acquisition process
- Required parcels overview
- Specific parcel details
- Next Steps
- Discussion

Council Questions (1 of 2)



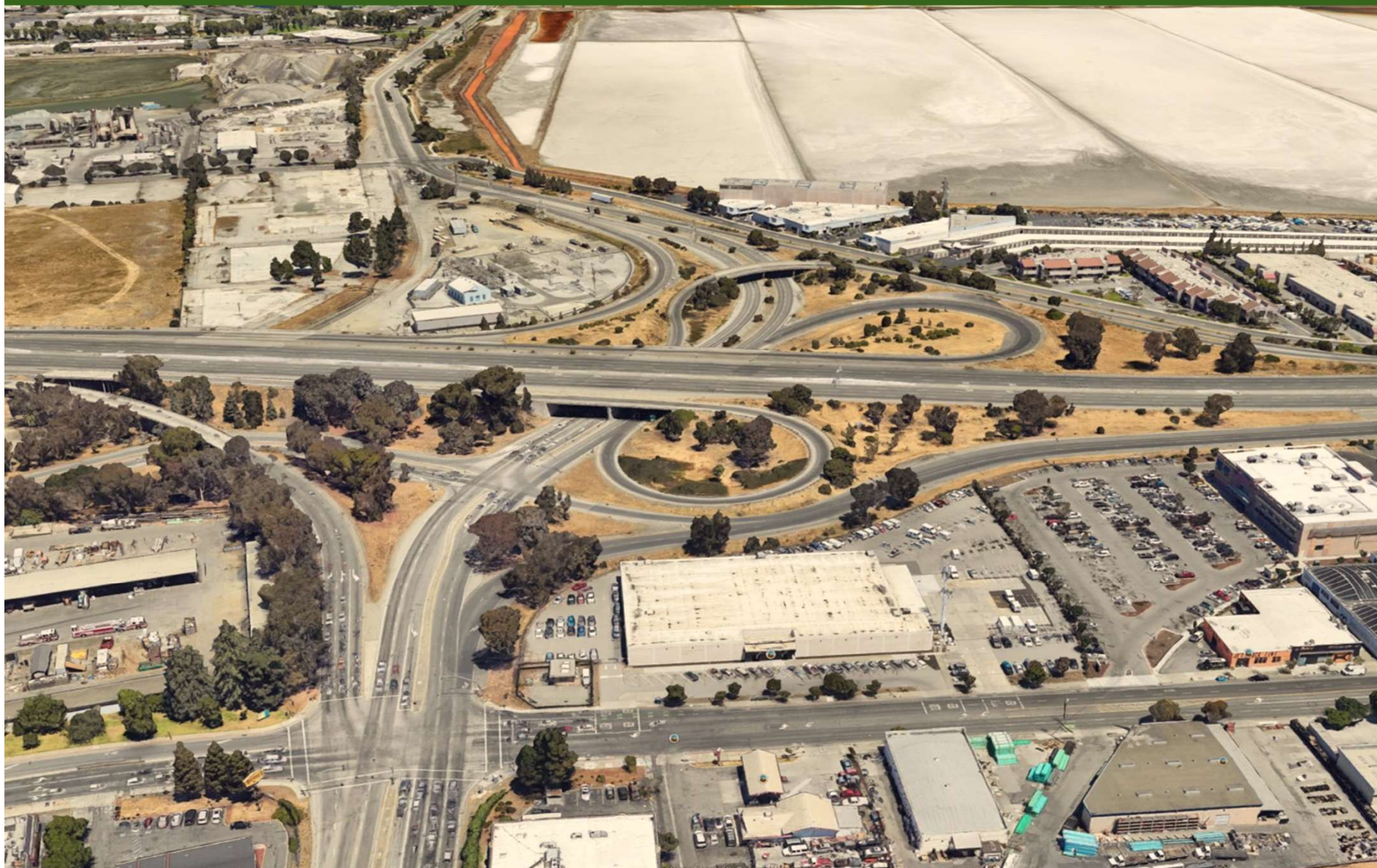
- Before the Council tonight are three proposed Resolutions of Necessity that would authorize the use of eminent domain to acquire properties that are needed for the State Route 84 (Woodside Road)/U.S. 101 Interchange Reimagined Project.
- The Project is designed to enhance traffic safety, reduce congestions and pollution, and provide safer bicycle and pedestrian facilities.

Council Questions (2 of 2)



- The Council is being asked to find the following:
 1. The public interest and necessity require the Project.
 2. The Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
 3. The property interest sought to be acquired are necessary for the Project.
 4. The offer required by Government Code Section 7267.2 has been made to the owner of record.
- The issue of compensation for the necessary property interests is not before the Council tonight but will be determined through the eminent domain litigation process.

Existing Interchange



Woodside Rd. Congestion at Broadway



Absence of pedestrian facilities



California Department of Transportation

Project Purpose



The purpose of the project* is to:

- Alleviate peak-hour congestion at the US 101/Woodside Road interchange;
- Improve traffic operations within the project limits at the local street intersections of Woodside Road with Veterans Boulevard, Broadway, Bay Road, and Seaport Boulevard/Blomquist Street/East Bayshore Road; and
- Improve bicycle and pedestrian access across US 101 within the project limits.

* from the IS/EA environmental document, page 1-4.

The 84/101 Interchange Reimagined



New Woodside Rd. at Broadway



Project Status



- Completed work:
 - **CEQA/NEPA Clearance:** Caltrans 12/16/2016 signed Initial Study with Negative Declaration / Environmental Assessment with Finding of No Significant Impact
 - **Environmental Studies:** 21 total, including: traffic, community impact, air quality, noise, biology, archaeological, and water quality.
 - **Preferred Alternative:** Study Alternative 3 – typical Woodside Rd. configuration with Veterans direct ramps (Selected from 2 build and one no build alternatives after elimination of 8 others)
 - **Final Design:** completed 95% Plans, Specifications and Estimate (PS&E) in Spring 2021, the Project was paused due to insufficient funds. PS&E resumed in Fall 2023.
 - **Funding:** Project is fully funded with Federal, State, and Local Funds.

Project Status



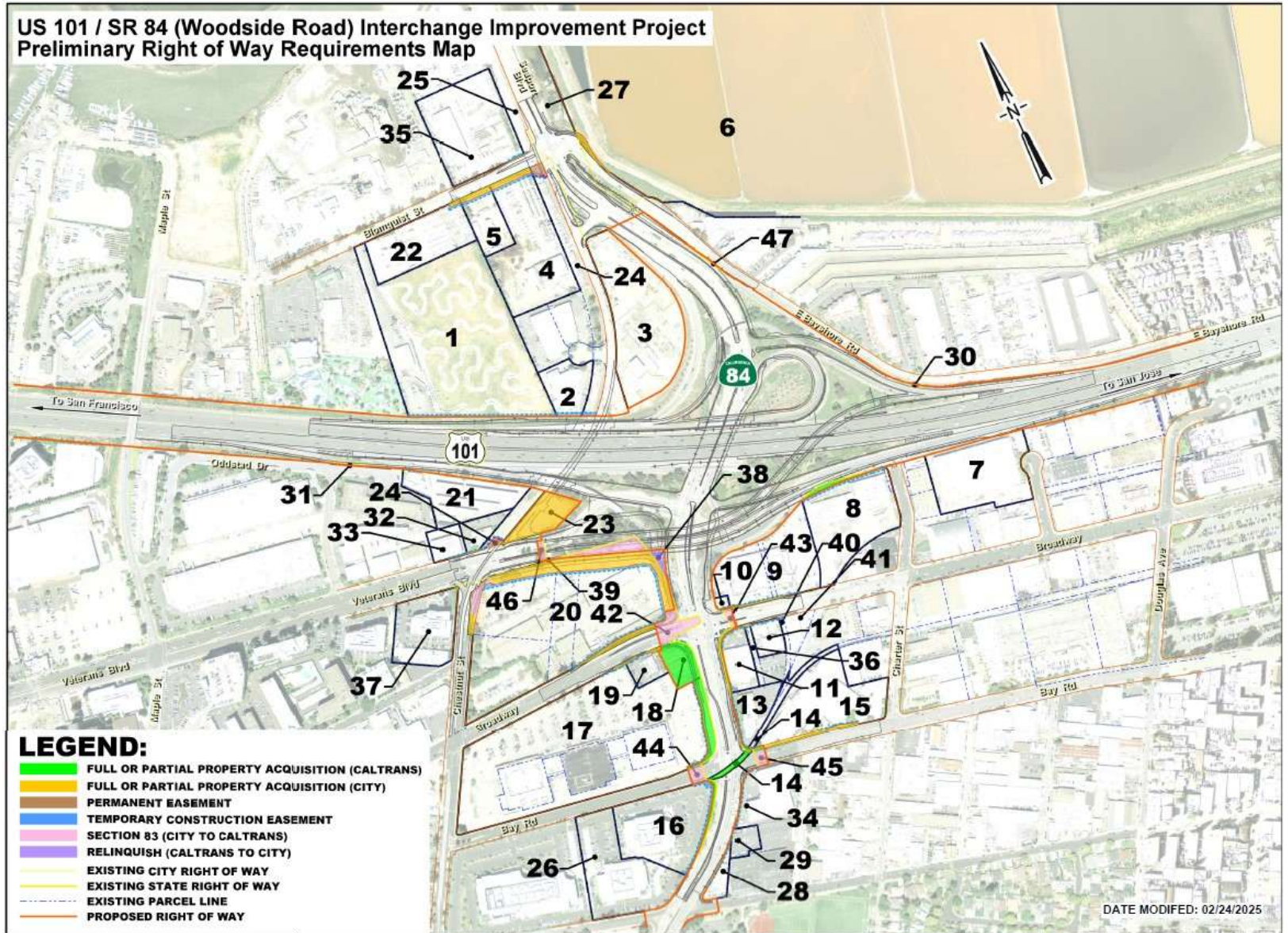
- On-going work:
 - Updating plans to satisfy current design standards;
 - Continued work with UPRR on at grade crossing details;
 - Addressing increased stormwater capture requirements;
 - Completing utility relocations; and
 - Acquiring required parcels.

Purpose of parcel acquisition

- Permanent additional area is needed to accommodate the new direct freeway access ramps to and from Veterans Blvd.
- Permanent additional width along Woodside Rd. is required to provide for safe bicycle and pedestrian facilities along side motorized vehicles.
- Permanent additional width along cross streets is required to provide for safe bicycle and pedestrian facilities along side motorized vehicles.
- Temporary Construction Easements are required at various locations to facilitate safe and effective construction of the Project.
- Abutter's rights are necessary in various locations to ensure pedestrian and traffic safety.



Complete Project Parcel Interfaces

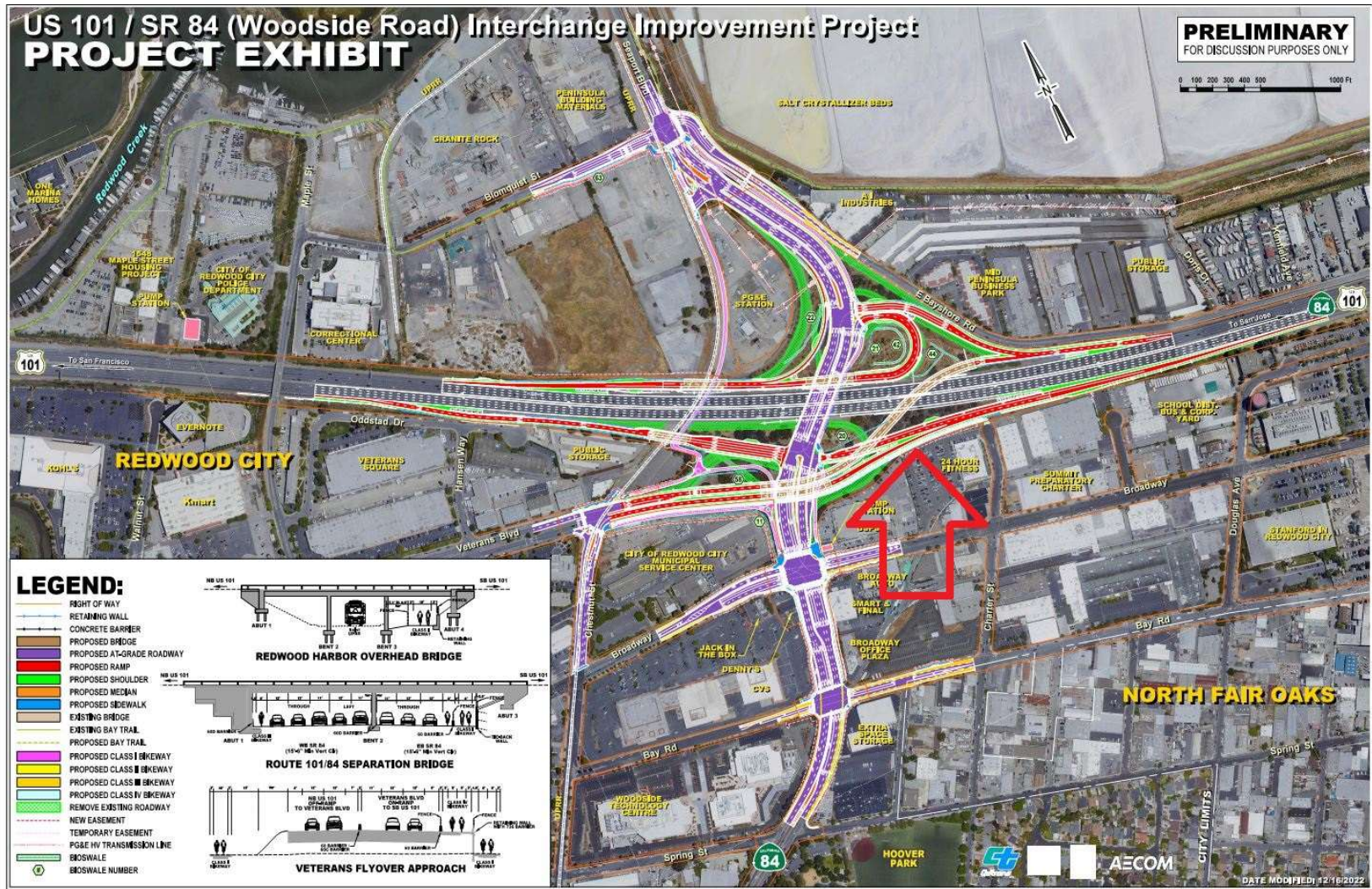


RON Subject Parcels

1. Portions of the property located at 1050 Broadway (APN 054-023-120); the “Lasalle LP & Zachary Pearlman, TR Property”, commonly known as 24-Hour Fitness.
2. The entire property located at 1201 Broadway (APN 054-012-100); the “Lamorinda Development and Investment/Hirahara Family Limited Partnership Property”, commonly known as Denny’s.
3. Portions of the property located at 19 Seaport Boulevard (APN 052-392-280); the “Harbor View Property”, commonly known as Harborview.



1. Parcel Location Map – La Salle LP (64064)

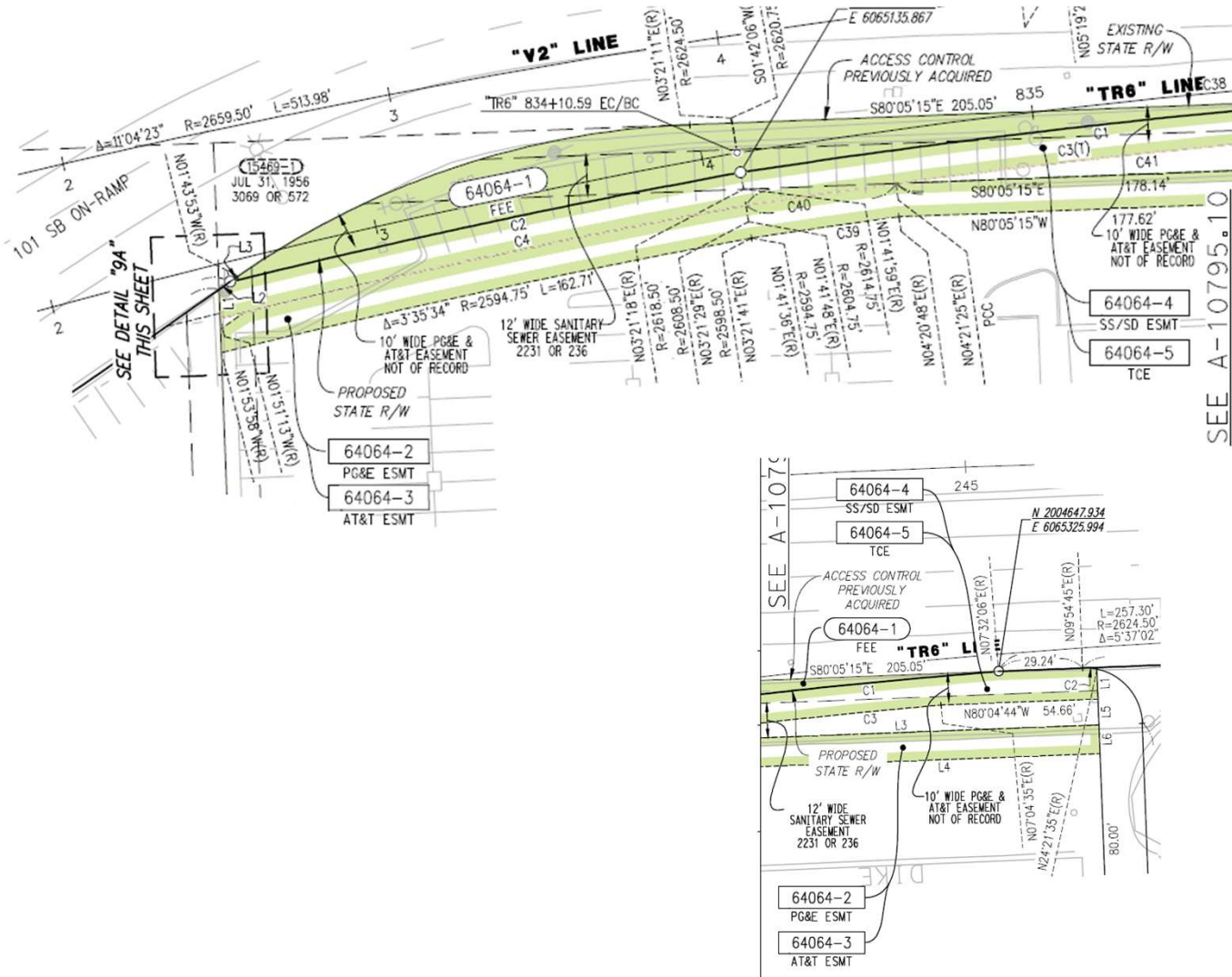


1. Parcel Location Map – La Salle LP (64064)



- Parcel Description: South of Existing Onramp to SB US-101
- Need: City Sanitary Sewer/Storm Drain Easement, Underground PG&E and AT&T Easements.
- Purpose: Accommodation of drainage and utilities, resulting from construction of realigned onramp from Veterans Blvd to SB US-101, including adjacent Class IV bikeway and retaining wall.

1. Parcel Location Map – La Salle LP (64064)



1. Alternative Placement (1 of 3) – La Salle LP (64064)



- It is the determination of the engineer of record that there is no feasible alternative placement of the utility easements:
 - Utility Easement Policies Restricting Utility Placement
 - Caltrans Encroachment Permits Manual – Chapter 17, Section 2, Article 2 (Utilities):
*“Longitudinal installations of utilities are generally **not permitted within freeway rights-of-way**”*
 - American Association of State Highway and Transportation Officials (AASHTO) Freeway Utility Accommodation Policy: *“Longitudinal utility installations should not be permitted within access-controlled freeway rights-of-way except in rare instances where no feasible alternative exists”*

1. Alternative Placement (2 of 3) – La Salle LP (64064)



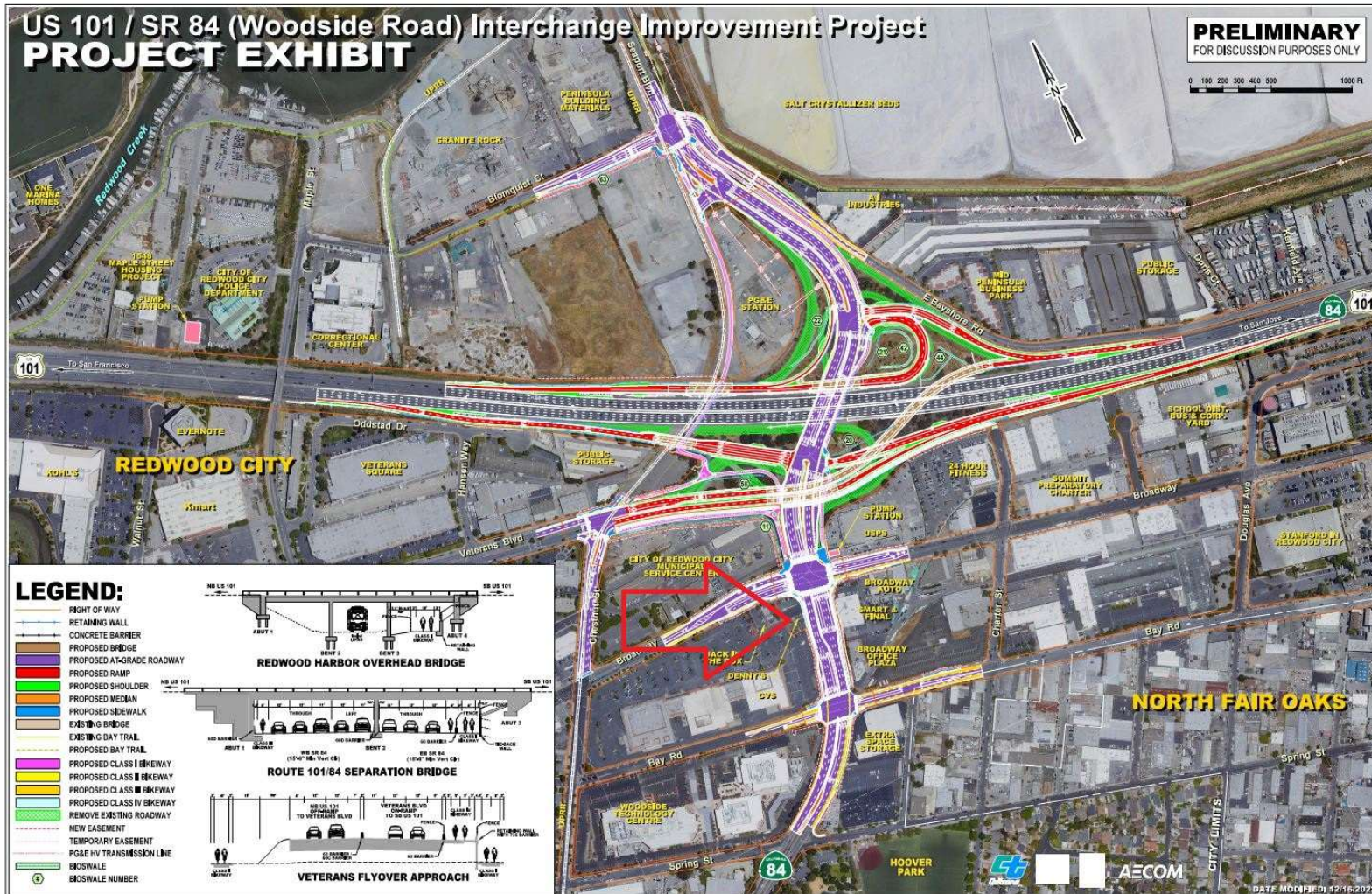
- Policy restrictions aside, there is no placement in public right of way that would be technically feasible
 - Placing buried utilities beneath the proposed bike lane and at the back of the proposed retaining wall would interfere with the structural components of the retaining wall and not allow for construction of the project.
 - Access for the maintenance of the buried utility is not possible without affecting the structural integrity of the retaining wall.
 - A retaining wall failure could lead to the structural and operational failure of the onramp to SB US-101, as well as damage to adjacent privately-owned property.
 - Placing underground high-risk utilities in the shoulder or travelled way of the onramp to SB US-101 is not a Caltrans practice and would not allow for access or maintenance of the utility without severely disrupting highway operations.

1. Alternative Placement (3 of 3) – La Salle LP (64064)



- It is the determination of the engineer of record that there is no feasible alternative location for placement of the City sanitary sewer/storm drain easement:
 - A manhole and storm drain exist with an existing drainage easement in the property, which would be impacted by proposed project bicycle path and retaining wall. This system connects to existing storm drain in Caltrans Right of way.
 - Proposed ramp requires soil treatment and retaining wall construction which prohibits the placement of the impacted storm drain in the bicycle path, and the proposed storm drain needs to be placed with a new easement parallel to the existing easement adjacent to the bike path next to the retaining wall.

2. Parcel Location Map – Lamorinda Development/Hirahara (64073)

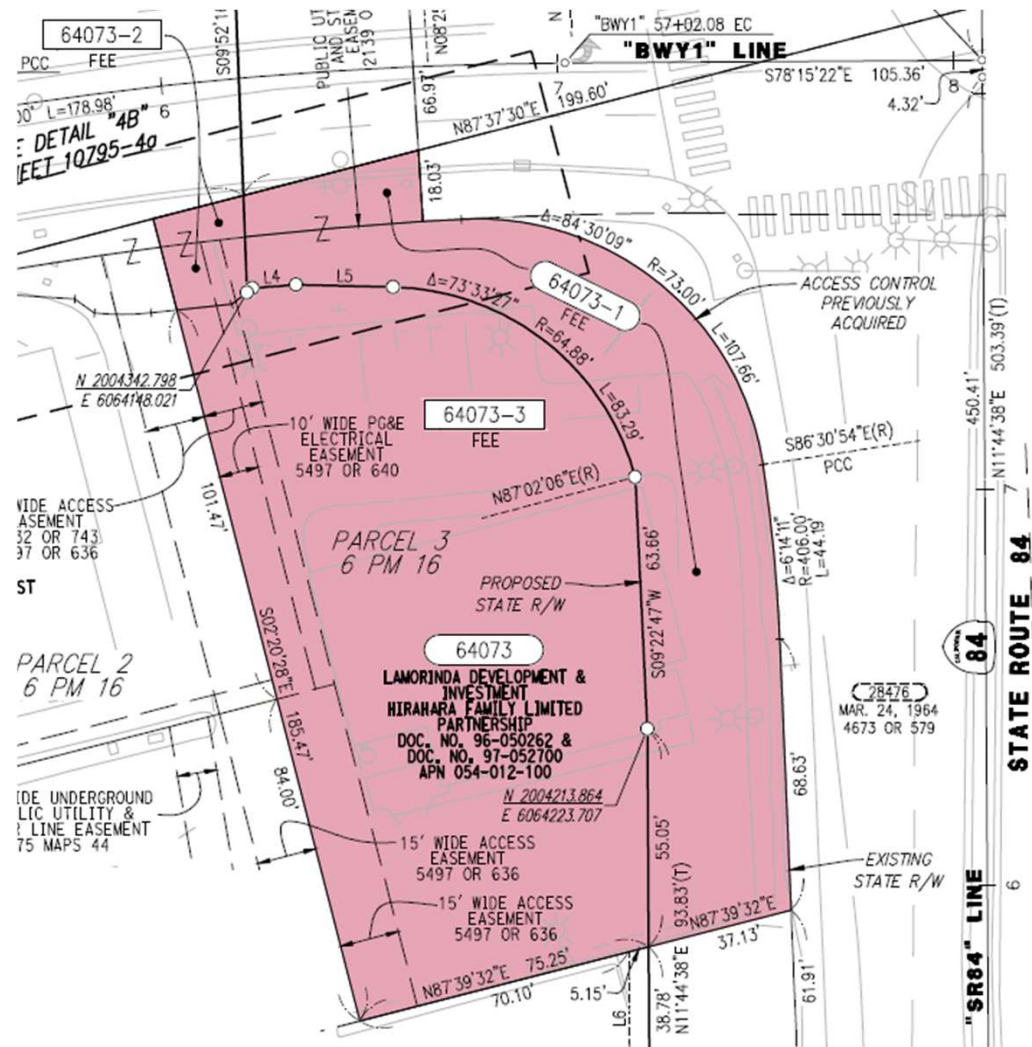


2. Parcel Location Map – Lamorinda Development/Hirahara (64073)

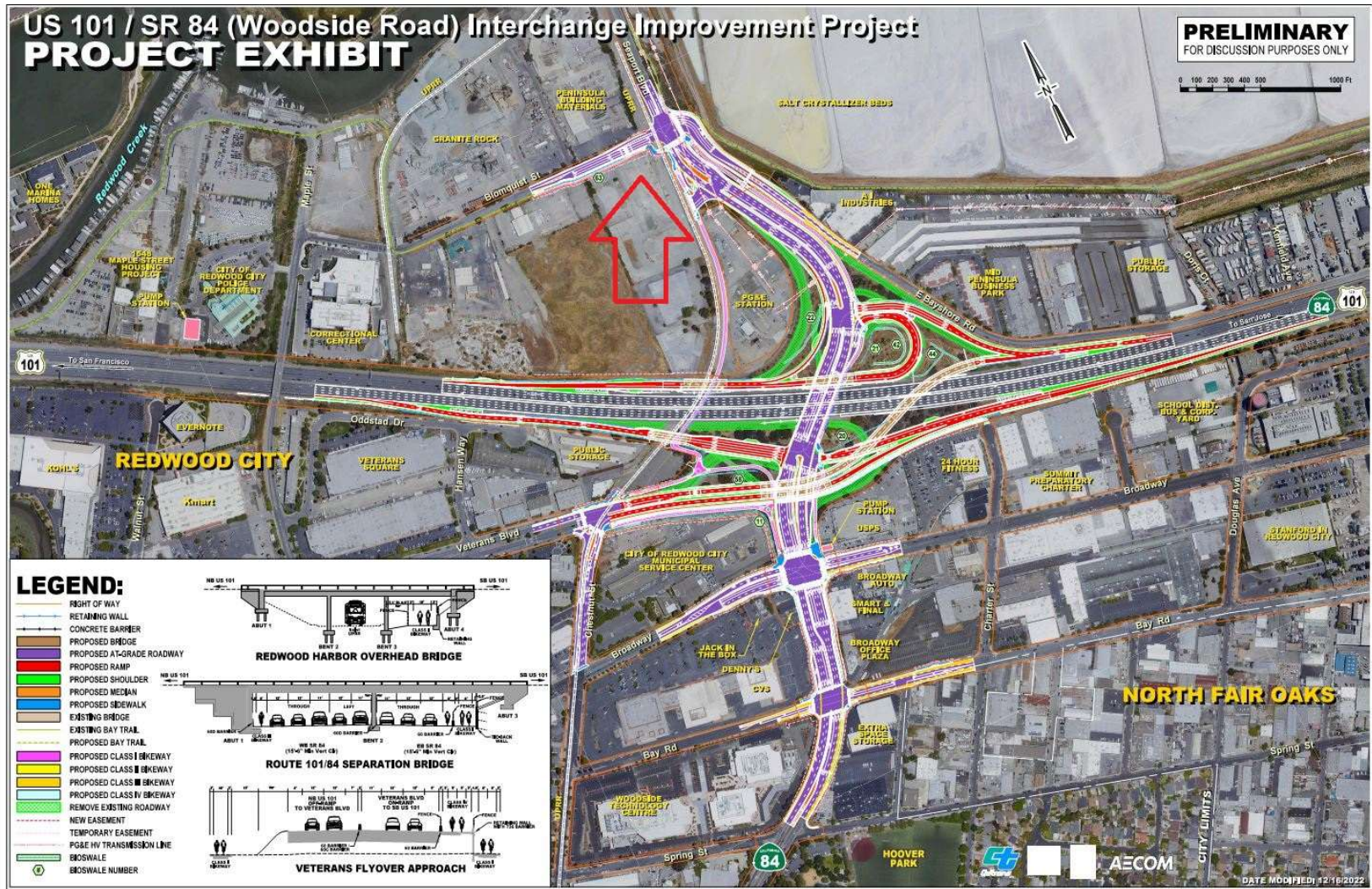


- Parcel Description: SW Corner of SR 84 and Broadway intersection
- Need: Fee Acquisition
- Purpose: Widening of SR 84 to include additional lanes, Class IV bikeway, sidewalk, and concrete barrier access-control separation. Widening of Broadway to include additional lanes and Class III bikeway

2. Parcel Location Map – Lamorinda Development/Hirahara (64073)



3. Parcel Location Map – Harbor View Property, LLC (64078)

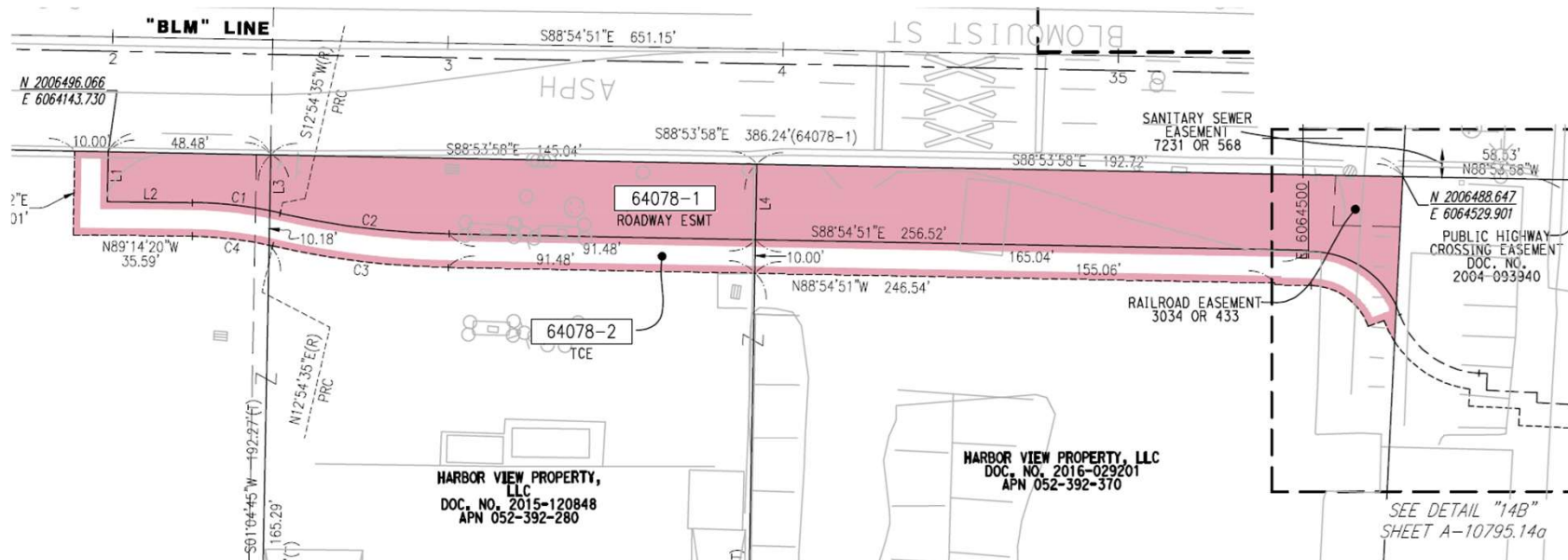


3. Parcel Location Map – Harbor View Property, LLC (64078)



- Parcel Description: SW Corner of Blomquist and Seaport Boulevard intersection
- Need: Roadway Easement & TCE
- Purpose: Accommodation of UPRR crossing improvements. Widening of Blomquist to include additional lanes, Class I & IV bikeways, and sidewalk. Widening of Seaport Boulevard to include additional lanes, Class I bikeway, and sidewalk.

3. Parcel Location Map – Harbor View Property, LLC (64078)



Next Steps



- Discussion with property owners will continue while the Team proceeds with eminent domain steps.
 - Tonight's actions will not prohibit continued negotiations
- File eminent domain lawsuit(s) (as necessary)
- Court proceedings
- Seek Order of Prejudgment Possession from the Court
 - Requires deposit of probably compensation with the State Condemnation Fund based on appraisal
- Eminent domain litigation can be resolved through negotiated settlement between the parties. If parties are unable to negotiate a settlement, just compensation will be determined through a jury trial.

Staff Recommendations



Adopt a resolution to:

- determine the public interest and necessity require the Project;
- determine the Project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
- determine the property interest sought to be acquired are necessary for the Project;
- determine the offer required by Government Code Section 7267.2 has been made to the owner of record;
- determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action for each of the 11 properties.
- authorize commencement of eminent domain litigation; and
- seek an order of possession (Code of Civil Procedure Section 1245.220)

From: [Dashiell Leeds](#)
To: [GRP-City Council](#); [Council-Elmer MartinezSaballos](#); [Council-Kaia Eakin](#); [Council-Isabella Chu](#); [Council-Jeff Gee](#); [Council-Diane Howard](#); [Council-Marcella Padilla](#); [Council-Christopher Sturken](#)
Cc: [James Eggers](#); [Gita Dev](#); [Sue Chow](#)
Subject: SCLP letter to Redwood City re: Redwood Shores Sea Level Rise (SLR) Protection Project
Date: Monday, February 9, 2026 3:01:29 PM
Attachments: [SCLP letter to Redwood City re Redwood Shores SLR Protection Project.pdf](#)

You don't often get email from dashiell.leeds@sierraclub.org. [Learn why this is important](#)

Dear Mayor Saballos and Redwood City Councilmembers,

We appreciate that the Consultant team is looking at 2 alternatives, including an Adaptive Pathways approach with an intermediate 35 year phase. We generally support a phased, adaptive approach, not merely as a cost-saving measure, but as a core implementation strategy, consistent with BCDC's Regional Shoreline Adaptation Plan (RSAP). A phased approach allows the City to align future infrastructure investments with evolving sea level rise and regulatory conditions while minimizing unnecessary impacts and preserving flexibility. However, how Phase One design will influence and limit Phase Two design was concerning.

We are concerned that the City Council is being asked to vote on these alternatives without the benefit of community feedback.

The Redwood Shores Flood Protection Project must comply with BCDC's RSAP. This requires, per the consultant contract, Community Involvement to ensure that there is actual dialogue with the community about the SLR strategies that are proposed for their community. Yet the current process falls short.

We respectfully request that Council direct staff to

- 1. Make the full survey results public**
- 2. Share community and public feedback on the alternatives presented, as is required and was promised, before Council deliberates and decides which alternative to pursue.**

Please read the attached letter for more details.

Sincerely

Jennifer Hetterly
Campaign Coordinator, Bay Alive
Sierra Club Loma Prieta

Gita Dev, Chair

Sustainable Land Use Committee
Sierra Club Loma Prieta

Email sent from account of
Dashiell Leeds
Conservation Coordinator
Sierra Club Loma Prieta Chapter



February 9, 2026
Redwood City Council

Subject: Redwood Shores Sea Level Rise (SLR) Protection Project

Input from the Community and stakeholders on the proposed alternatives should be presented and considered before Council vote.

Dear Mayor Saballos and Redwood City Councilmembers,

We appreciate that the Consultant team is looking at 2 alternatives, including an Adaptive Pathways approach with an intermediate 35 year phase. We generally support a phased, adaptive approach, not merely as a cost-saving measure, but as a core implementation strategy, consistent with BCDC's Regional Shoreline Adaptation Plan (RSAP). A phased approach allows the City to align future infrastructure investments with evolving sea level rise and regulatory conditions while minimizing unnecessary impacts and preserving flexibility. However, how Phase One design will influence and limit Phase Two design was concerning.

We are concerned that the City Council is being asked to vote on these alternatives without the benefit of community feedback.

The Redwood Shores Flood Protection Project must comply with BCDC's RSAP. This requires, per the consultant contract, Community Involvement to ensure that there is actual dialogue with the community about the SLR strategies that are proposed for their community. Yet the current process falls short:

1. **Online Survey results have not been made public.** More than 480 responses were reportedly received., Those results should be transparently shared especially given that some of the design concepts presented appear inconsistent with community expectations.
2. **Community Meetings are not informing decision-making.** One meeting occurred just two days ago, yet the Council staff report and recommendation was published before the alternatives and design details were even revealed to community members at the second meeting.

While we recognize project schedule pressures, the Council needs to realize that, once again,* Redwood Shores Community members and stakeholders are feeling frustrated in their attempts

to provide valuable and thoughtful input on the alternatives, for their community, as was promised.

The Sierra Club will be submitting detailed comments on the design alternatives and presentation materials after having attended both Community Meetings.

We respectfully request that Council direct staff to

- 1. Make the full survey results public**
- 2. Share community and public feedback on the alternatives presented, as is required and was promised, before Council deliberates and decides which alternative to pursue.**

Sincerely

Jennifer Hetterly
Campaign Coordinator, Bay Alive
Sierra Club Loma Prieta

Gita Dev, Chair
Sustainable Land Use Committee
Sierra Club Loma Prieta

**Several Redwood Shores community members recalled vividly that, after the Redwood LIFE took a year to develop alternatives, the community was given no opportunity to respond before the Council chose an Alternative.*

From: [Linda Goldman](#)
To: [GRP-City Council](#)
Subject: Agenda Item 9.A. – CEQA Scope and Future Design Considerations
Date: Monday, February 9, 2026 5:31:08 PM

Some people who received this message don't often get email from imgoldman@gmail.com. [Learn why this is important](#)

Dear Mayor and Members of the City Council,

I am a Redwood Shores resident writing regarding Agenda Item 9.A., the project update and policy direction on levee design elevation for the Redwood Shores Sea Level Rise Protection Project.

I understand the City's position, as stated in the staff report, that tonight's action is policy direction only and not a "project" under the California Environmental Quality Act (CEQA). I appreciate that this item is intended to guide preliminary design work and allow the City to meet grant-related milestones, rather than to approve a specific levee alignment, setback, trail configuration, or shoreline amenity.

With that understanding, I respectfully ask that the record clearly reflect that the Council's direction on design elevation does not predetermine or constrain future decisions regarding levee alignment, inland setback locations, trail elevation and proximity to residences, or the siting and scale of shoreline amenities. As the project proceeds into environmental review, I request that these elements remain fully subject to CEQA analysis, including evaluation of potentially significant impacts, feasible alternatives, and appropriate mitigation measures.

Many residents support the goal of flood protection and FEMA accreditation while also seeking assurance that impacts to adjacent neighborhoods—such as privacy, noise, stormwater runoff, traffic, and neighborhood character—will be carefully evaluated and addressed through the CEQA process before any irreversible design commitments are made.

Thank you for your consideration and for your continued engagement with the Redwood Shores community as this important project moves forward.

Sincerely,
Linda Goldman
Homeowner and Resident
Waterside Circle
Redwood City

From: [Stephen Burns](#)
To: [GRP-City Council](#); [Council-Elmer MartinezSaballos](#); [Council-Kaia Eakin](#); [Council-Isabella Chu](#); [Council-Jeff Gee](#); [Council-Diane Howard](#); [ATTY-Veronica Ramirez](#); [CLK-Yessika Castro](#); [MGR-Patrick Heisinger](#)
Subject: [Alert. Email sent from outside the United States.] Public Comment Follow-Up — Stephen Burns, 2455 Carson Street
Date: Monday, February 9, 2026 7:01:12 PM

Dear Mayor and Council Members,

Thank you for the opportunity to speak during public comment this evening. I apologize for exceeding the time limit. I was unable to finish my remarks before being cut off. I wanted to share my complete statement so that each of you has the full picture.

My full statement is below:

Good evening, Mayor and Council Members. My name is Stephen Burns. My wife Sharon and I own our home at 2455 Carson Street. We're here because the City is demanding we surrender our private property without legal authority and without compensation, in violation of the California Constitution.

Article I, Section 19 of the California Constitution says private property cannot be taken for public use without just compensation. Yet for over three years, the City has blocked our building permits and is now demanding we tear down our wall and surrender the corner of our property, land that lies outside any recorded easement. The City has never filed a condemnation action. The City has never offered compensation. The City has never even produced a recorded document granting it rights to our land.

The City claims authority under a "Public Utility Easement" that appears only as dotted lines on a 1950 subdivision map. But California Government Code Section 66475 is clear: public utility easements grant rights to utility companies like PG&E, not to cities. The California Court of Appeal confirmed this in *County of Sacramento v. PG&E*: PUEs "do not extend rights to the public in general or to the County in particular." The City Attorney's Office says our interpretation is incorrect, but has not explained why or cited a single case to the contrary.

Here's what actually happened. In 1971, the City installed a fence and gate on our private property, outside any recorded easement, without permission. Now the City demands we preserve that illegal encroachment. Engineering staff required us to obtain professional surveys and structural engineering reports. We spent over \$6,000 to comply. They ignored both, including the engineer's own conclusion that our wall is structurally sound and outside the easement. In 2023, Senior Civil Engineer Linda Chang in Public Works approved a reasonable solution: move the gate 31 inches to align with the recorded creek easement, the same way every other property on this creek provides the City access, from the sidewalk. New staff reversed that decision without explanation.

This three-year dispute has cost us tens of thousands of dollars in carrying costs and professional fees. But beyond the financial harm, we cannot make basic repairs to our own home. Our permits are frozen. We are living in a house we cannot improve or maintain because of a claim the City cannot substantiate. The stress this has placed on our family has been enormous.

We're asking the Council to direct staff to honor the 2023 solution that the City's own engineer approved, accessing the creek from the sidewalk, the same as every other property on this creek. Or, if the City truly needs our land, initiate proper condemnation proceedings and pay just compensation as the Constitution requires. What the City cannot do is simply demand we surrender our property based on an unrecorded claim that, even if it existed, would grant rights to utility companies, not to the City. Property owners have constitutional rights, even against their own city.

I welcome the opportunity to discuss this matter further with any Council Member or with staff. We want to resolve this. We simply need the City to engage with the legal and factual record.

Thank you for your time and service.

Respectfully,

Stephen and Sharon Burns

2455 Carson St., Redwood City, CA 94061

(408) 425-7771

stephenburns@gmail.com



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 02/09/2026 PHONE NO _____

NAME: GITA DEV

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS: gdev@architects.com

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 9A OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: Feb 9/2026 PHONE NO 408 925-7771

NAME: Stephen Burns

ADDRESS: 2455 Carson St ZIP: 94061

EMAIL ADDRESS: stephenburns@gmail.com

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/9/26 PHONE NO 510 684-1544

NAME: STEVEN GODDARD

ADDRESS: 825 PORTWALK PL ZIP: 94065

EMAIL ADDRESS: GOODYTEACH@GMAIL.COM

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 9A OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: _____ PHONE NO _____

NAME: Edwin Gonzalez

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS: _____

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 8A OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____