

**RESOLUTION NO. 16391**

**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**

**(Rinker Development Corporation, APN: Not assessed)**

**WHEREAS**, the City of Redwood City (City), in cooperation with the California Department of Transportation (Caltrans), seeks to construct the US Highway 101/State Route 84 (Woodside Road) Interchange Improvement Project (Project), which consists of modifications to the existing interchange, freeway auxiliary lanes, and connecting roadways in the City; and

**WHEREAS**, the City and the State of California, acting through Caltrans, entered into a Cooperative Agreement (Agreement 04-2614) on October 11, 2017, which set forth the obligations of the parties in connection with the Project. Pursuant to Agreement 04-2614, Caltrans is the lead agency under the National Environmental Policy Act of 1969, as amended (Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, Section 4(b), Sept. 13, 1982) (NEPA) and under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq. The City is the sponsor of the Project, and is the implementing agency for plans, specifications, estimates, and right-of-way activities; and

**WHEREAS**, pursuant to Agreement 04-2614, the parties agreed that the City is authorized to hear and adopt Resolutions of Necessity in connection with the Project and in accordance with applicable law; and

**WHEREAS**, it is desirable and necessary for the City to acquire certain real property specifically a fee acquisition of 141 square feet, and a temporary construction easement of 125 square feet located at the 25' wide roadway and Public Utility Easement (5427 OR 338) located on the south side of Broadway, between Woodside Road and Charter Street in Redwood City, California (Subject Property), for the Project; and

**WHEREAS**, the City is vested with the power of eminent domain to acquire real property by virtue of Article 1, Section 19 of the Constitution of the State of California, Section 37350.5 and 40404 of the California Government Code, and Sections 1240.010-1240.050, 1240.110, 1240.120, 1240.150, 1240.220, 1240.410, 1240.610, and 1240.650 of the California Code of Civil Procedure; and

**WHEREAS**, pursuant to the provisions of Section 7267.2 of the California Government Code, the City made an offer to the owners of record to acquire the Subject Property described and depicted in **Exhibit A** (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 23, 2026, to Rinker Development Corporation, 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 23, 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 descriptions)** 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) was 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.

\* \* \*

<b>Number</b>
<b>64083-1</b>

**Exhibit "A"**

**PARCEL 64083-1**

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 Rinker Development Corp. to the City of Redwood City recorded February 5, 1968 in Volume 5427 at Page 338, Official Records of said County, being more particularly described as follows:

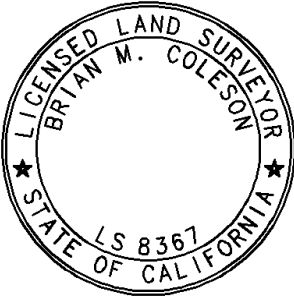
**BEGINNING** at a point on the southeasterly line of the Roadway & Public Utilities Easement parcel as shown on that certain Parcel Map entitled "PARCEL MAP" filed for record on February 6, 1968 in Volume 4 of Parcel Maps at Page 27, Official Records of said County, said easterly line shown as "N8°47'13"E 150.00'" on said Parcel Map (North 09°54'40" East for purposes of this description), lying 5.22 feet from the most easterly corner of said Easement parcel; thence departing said southeasterly line, westerly, along the arc of a non-tangent curve to the right, concave to the north, to which a radial line bears South 09°57'14" West 1,025.63 feet, through a central angle of 1°09'15", an arc distance of 20.66 feet; thence tangentially to last said curve, North 78°53'32" West 4.34 feet to a point on the northwesterly line of said Easement parcel; thence along said northwesterly line, the northeasterly line of said Easement parcel, and said southeasterly line the following three (3) courses: 1) North 09°54'40" East 5.98 feet to the most northerly corner of said Easement parcel; 2) South 77°37'00" East 25.02 feet to said most easterly corner; and 3) South 09°54'40" West 5.22 feet to the **POINT OF BEGINNING**.

CONTAINING 141 square feet (0.003 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



<b>Number</b>
<b>64083-2</b>

**Exhibit "A"**

**PARCEL 64083-2**

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 Rinker Development Corp. to the City of Redwood City recorded February 5, 1968 in Volume 5427 at Page 338, 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 City of Redwood City parcel described as follows:

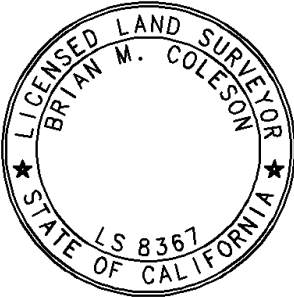
**BEGINNING** at a point on the southeasterly line of the Roadway & Public Utilities Easement parcel as shown on that certain Parcel Map entitled "PARCEL MAP" filed for record on February 6, 1968 in Volume 4 of Parcel Maps at Page 27, Official Records of said County, said easterly line shown as "N8°47'13"E 150.00'" on said Parcel Map (North 09°54'40" East for purposes of this description), lying 5.22 feet from the most easterly corner of said Easement parcel; thence continuing along said southeasterly line, South 09°54'40" West 5.00 feet; thence departing last said line, westerly, along the arc of a non-tangent curve to the right, concave to the north, to which a radial line South 09°57'13" West 1,030.62 feet, through a central angle of 1°09'16", an arc distance of 20.76 feet; thence tangentially to last said curve, North 78°53'32" West 4.23 feet to a point on the northwesterly line of said Easement parcel; thence along last said line, North 09°54'40" East 5.00 feet; thence departing last said line, South 78°53'32" East 4.34 feet; thence easterly, along the arc of a tangent curve to the left, concave to the north, having a radius of 1,025.63 feet, through a central angle of 1°09'15", an arc distance of 20.66 feet to the **POINT OF BEGINNING**.

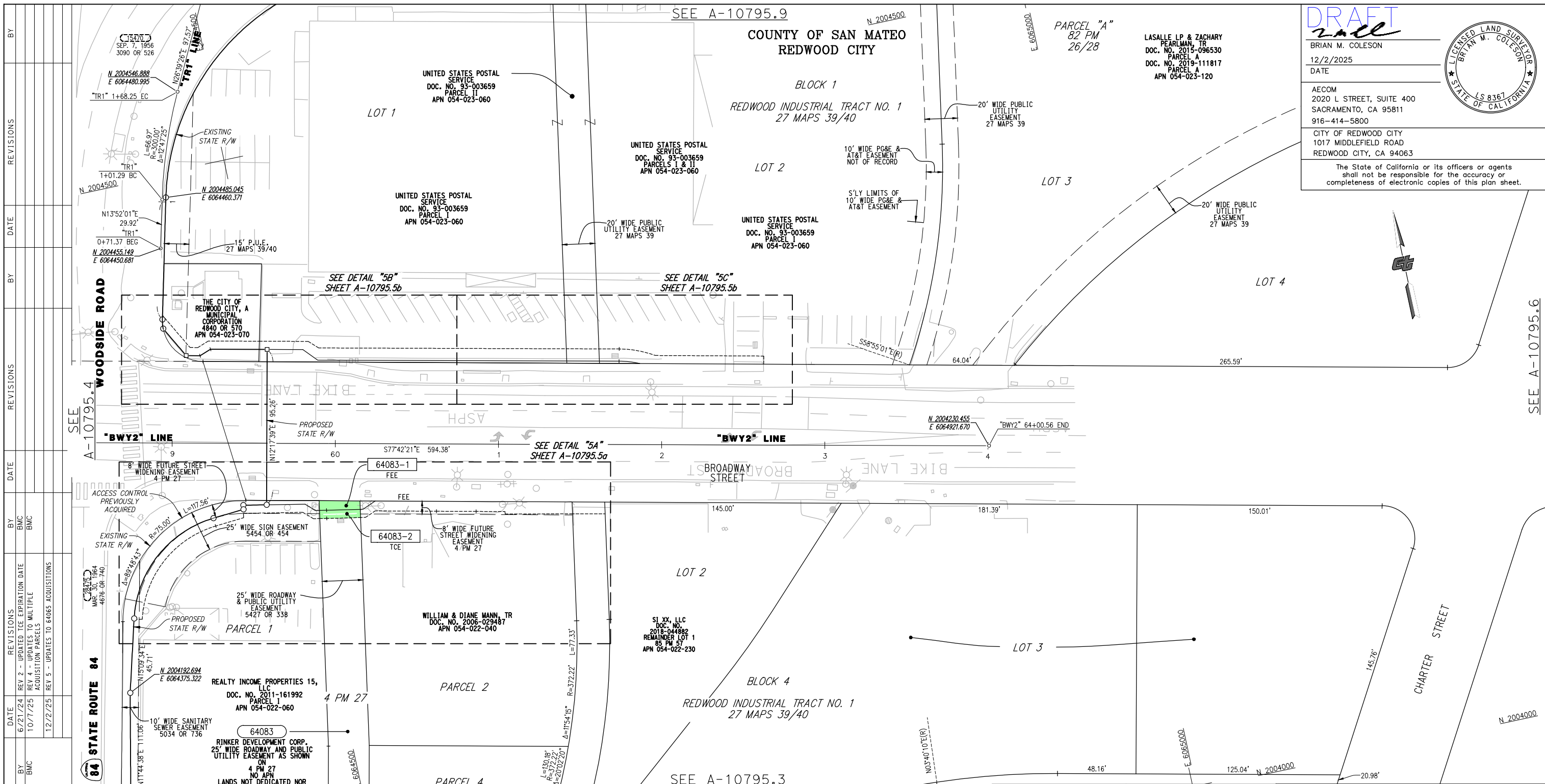
CONTAINING 125 square feet (0.003 acres), more or less.

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





**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  
 BRYAN M. COLESON  
 STATE OF CALIFORNIA  
 LS 8367

DATE	BY	REVISIONS	DATE	BY	REVISIONS
3/18/24	J. HARMON	REV 1 - UPDATE TOE EXP DATE, REVISED SUBPARCELS 64083-1, 64083-2, 64084-1, AND 64084-6. INCORPORATED 85 PM 57. OWNERSHIP UPDATES. ADDED 6 NEW ACCESS CONTROL SUBPARCELS. RENUMBERED 2 TCE SUBPARCELS FOR 6401 AND 6408.	6/21/24	BMC	REV 2 - UPDATED TCE EXPIRATION DATE
			10/7/25	BMC	REV 4 - UPDATES TO MULTIPLE ACQUISITION PARCELS
			12/2/25	BMC	REV 5 - UPDATES TO 64065 ACQUISITIONS

PARCEL#	TITLE CODE	GRANTOR	AREAS (square feet or as noted)				REMARKS	RECORDATION		
			TOTAL	REQUIRED [UF] STATE	EXCESS [UF] CITY	REMAINDER		TYPE	DATE	DOC.#
64083-1	F	RINKER DEVELOPMENT CORP.	6,802		141	6,661	INCLUDES 141 sq. ft. ROADWAY AND PUBLIC UTILITIES ESMT			
64083-2	TCE	RINKER DEVELOPMENT CORP.					125 sq. ft. TEMPORARY CONSTRUCTION ESMT, EXPIRES JUN 30, 2029			

**GRANTOR NOTES**

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

② Indicates Underlying Fee (UF) Area

③ 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  
 CCUA=Consent to common use agreement

④ Document of Instrument number

STATE OF CALIFORNIA  
 CALIFORNIA STATE TRANSPORTATION AGENCY  
 DEPARTMENT OF TRANSPORTATION

**RIGHT OF WAY APPRAISAL MAP**  
**A-10795.5**

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

SCALE: 1" = 30'

FEET 0 15 30 60 90

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

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.55		
04	SM	101	-	9	26

PROJECT ID: 04-1400032

COUNTY OF SAN MATEO  
REDWOOD CITY

DRAFT

BRIAN M. COLESON  
12/2/2025  
DATE

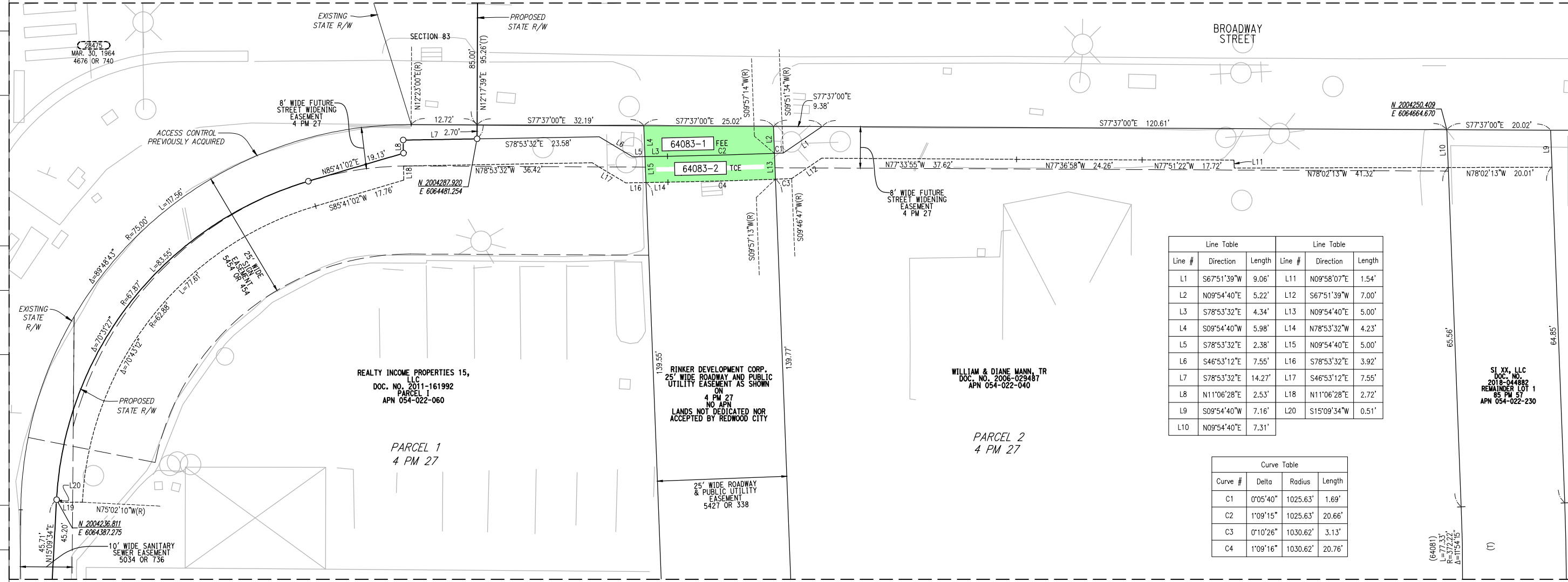


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DETAIL "5A"  
SCALE: 1"=10'



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

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

DATE	BY	REVISIONS
3/18/24	BMC	REV 1 - UPDATE TCE EXPIRATION DATE, REVISED SUBPARCELS 64083-1, 64083-2, 64084-1, AND 64084-6. INCORPORATED 85 PM 57. OWNERSHIP UPDATES. ADDED 6 NEW ACCESS CONTROL SUBPARCELS. RENUMBERED 2 TCE SUBPARCELS FOR 6401 AND 6408.
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③ TYPE: A=Access Rights Only F=Fee E=Easement (Ease) TCE=Temp Construction Ease T=Other Temp Ease (see Remarks) O=Other (see Remarks)	
④ Document of Instrument number	

STATE OF CALIFORNIA  
CALIFORNIA STATE TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION

### RIGHT OF WAY APPRAISAL MAP

**A-10795.5a**

FOR PREVIOUS R/W INFORMATION SEE MAP(S)  
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SCALE: 1" = 10'

FEET 0 5 10 20 30

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

DISTRICT	COUNTY	ROUTE	SHEET PM	SHEET NO.	TOTAL SHEETS
04	SM	84	25.55		
04	SM	101	-	10	26

Passed and adopted by the Council of the City of Redwood City at a  
Joint City Council/Successor Agency Board/Public Financing Authority Meeting  
thereof held on the 23<sup>rd</sup> day of February 2026 by the following votes:

AYES: Chu, Gee, Howard, Padilla, Sturken, Vice Mayor Eakin,  
and Mayor Martínez Saballos

NOES: None

ABSENT: None

ABSTAINED: None

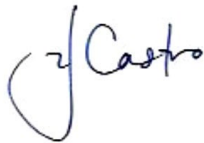
RECUSED: None



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Elmer Martínez Saballos  
Mayor of the City of Redwood City

Attest:



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Yessika Castro, CMC, CPMC  
City Clerk of Redwood City

I hereby approve the foregoing resolution this  
23<sup>rd</sup> day of February 2026.



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Elmer Martínez Saballos  
Mayor of the City of Redwood City