

CITY OF
HAYWARD
HEART OF THE BAY

Route 238 Corridor Improvement Project

Resolution of Necessity

Mathew Zaheri

City Council Meeting

November 17, 2009



Project Status

- **Nov 2007 – FEIR Certified and Project Approved**
- **Oct 2009 – Design 95% complete**
- **Jan 2010 – Final design and right-of-way acquisition complete**
- **Mar 2010 – Approve plans and advertise for bid**
- **May 2010 – Award the construction contract**
- **Jun 2010 – Begin construction**
- **Dec 2012 – Construction complete**



Resolution of Necessity

- **Parcel Owner: Mathew Zaheri**
- **APN: 445-0150-052-01**
- **Address: 24874 Mission Boulevard**
- **Area Required: 5,389 square feet**
- **City Offer: \$148,100 on October 22, 2009**

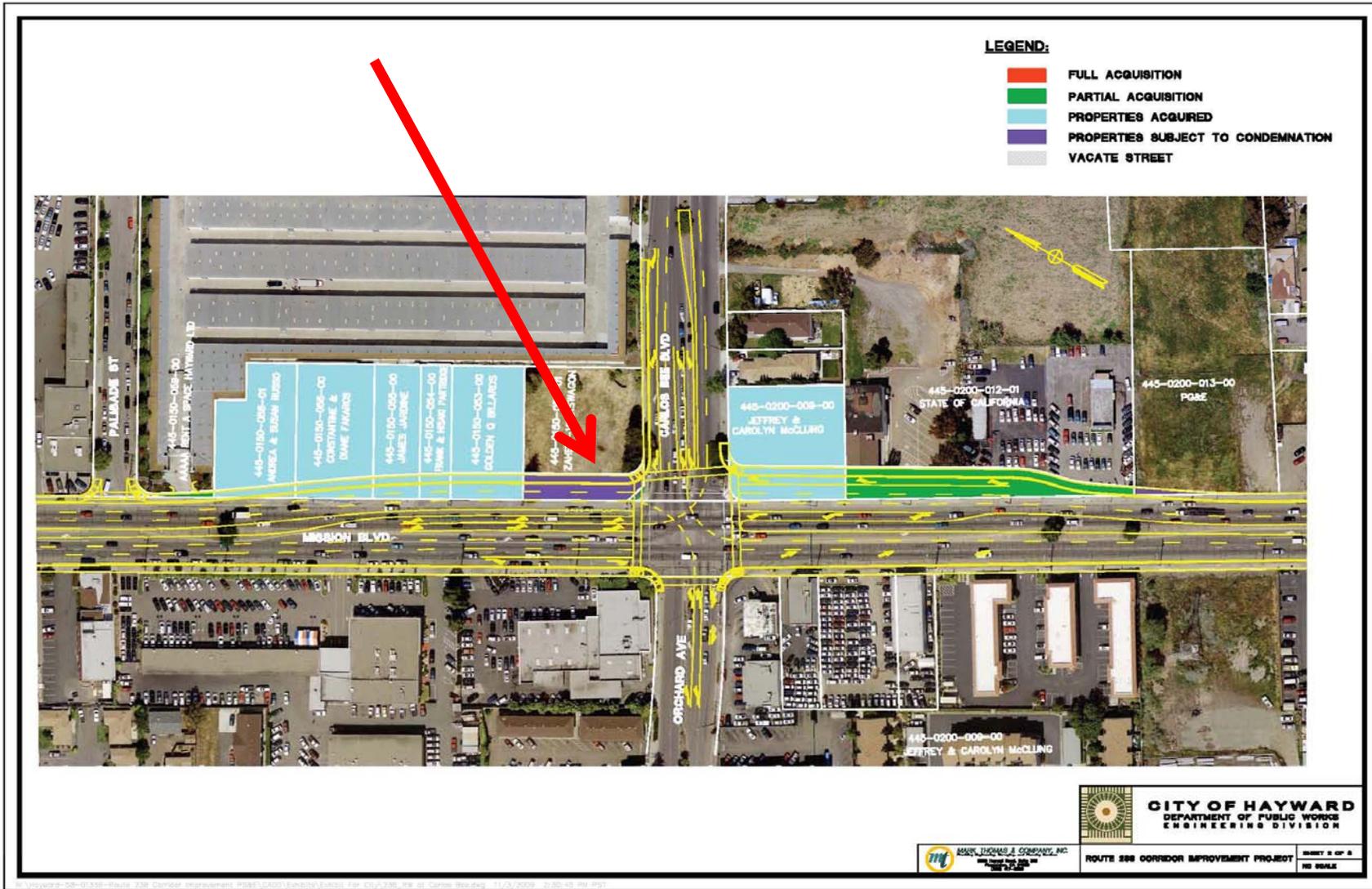


Resolution of Necessity

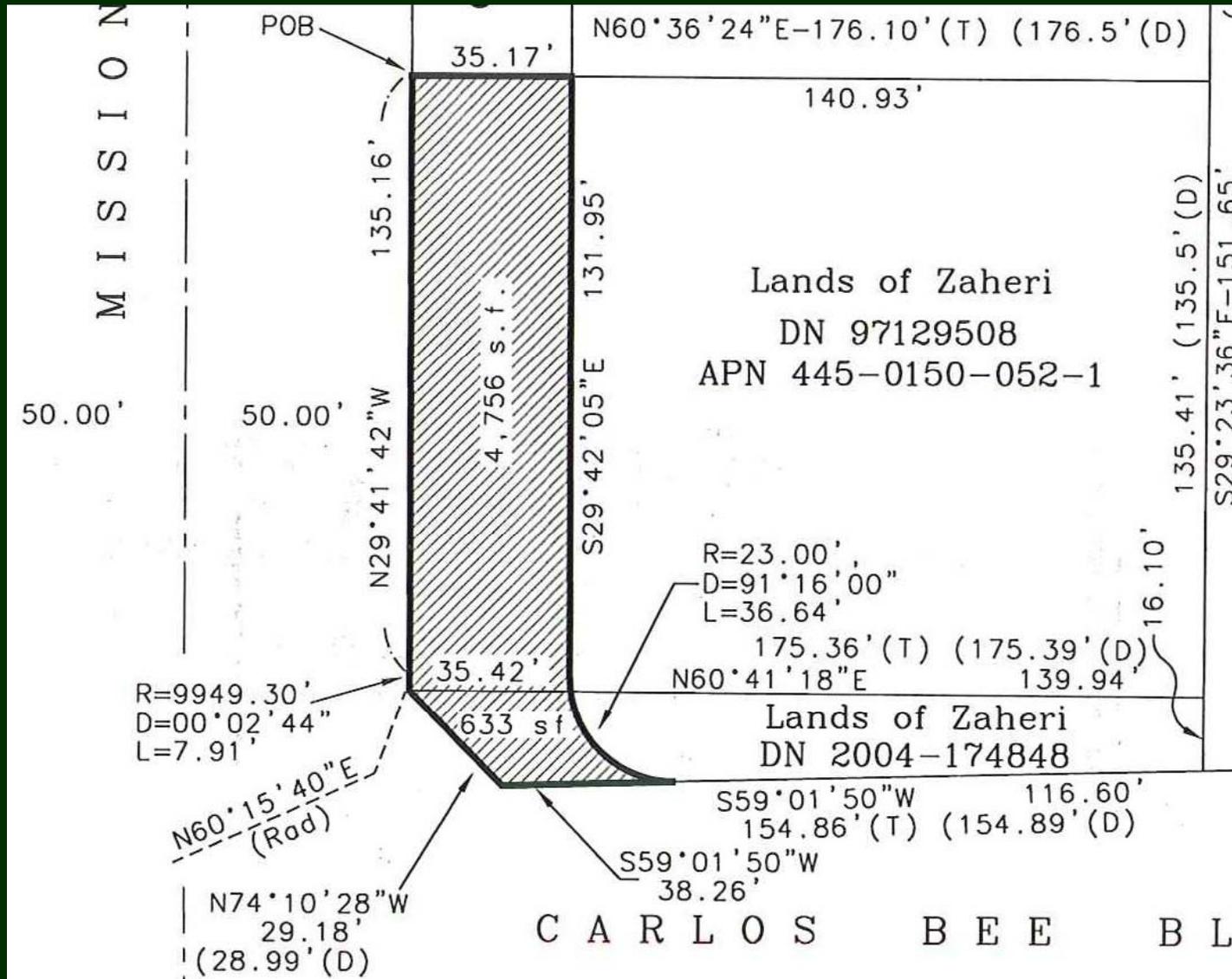
- **First Written Offer on June 8, 2009**
 - Appraisal for partial acquisition dated September 1, 2008
 - \$169,600 for 5,389 square feet
 - Verbal rejection
 - Owner suggested City purchase entire parcel
- **Second Written Offer on September 28, 2009**
 - Appraisal for full acquisition dated September 1, 2009
 - \$638,000 for 26,812 square feet
 - Written rejection
- **Third Written Offer on October 22, 2009**
 - \$148,100 for 5,389 square feet using current appraisal
 - No response



Zaheri Parcel



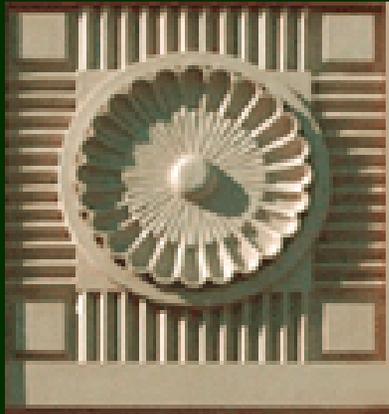
Right of Way



Resolution of Necessity Required Hearing Considerations

- Whether or not public interest and necessity require the Project**
- Whether the proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury**
- Whether acquisition of the Property is necessary for the Project**
- Whether or not a purchase offer required by Section 7267.2 of the Government Code had been made but not accepted**





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