



CITY OF OAKLAND

AGENDA REPORT

TO: Jestin D. Johnson
City Administrator

FROM: Josh Rowan,
Director, Oakland
Department of
Transportation

SUBJECT: Amend Resolution No. 89703 C.M.S
to Acquire Property Rights from Home
Depot U.S.A. Inc. for 42nd Ave And
High St Access Improvement Project

DATE: January 28, 2026

City Administrator Approval


[Jestin Johnson \(Feb 12, 2026 17:55:46 PST\)](#)

Date: 02/12/2026

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Amending Resolution No. 89703 C.M.S. Authorizing The City Administrator To Acquire From Home Depot U.S.A, Inc. A 776 Square Foot Parcel With 130.93 Linear Feet Of Access Control And A 14,179 Square Foot Temporary Construction Easement In A Total Amount Not To Exceed Nine Hundred Seventy-Five Thousand Six Hundred Fifty-Nine Dollars (\$975,659) For The Construction of 42nd Avenue And High Street Access Improvement Project.

EXECUTIVE SUMMARY

The 42nd Avenue and High Street Access Improvement Project (Project) in the City of Oakland (City) proposes to extend 42nd Avenue to Alameda Avenue from the I-880 southbound off-ramp, extend Jensen Street from High Street to Alameda Avenue, and make other substantial street improvements. Adoption of this resolution will amend Resolution No. 89703 C.M.S. and authorize the City Administrator to acquire a 776 square foot parcel with 130.93 linear feet of new access control, and a 14,179 square foot temporary construction easement, in a total amount not to exceed Nine Hundred Seventy-Five Thousand Six Hundred Fifty-Nine Dollars (\$975,659) from Home Depot U.S.A., Inc. as shown in **Attachment A**. Acquiring the property rights from Home Depot U.S.A., Inc. are vital to construct the Project and satisfy Caltrans' design and safety requirements.

BACKGROUND / LEGISLATIVE HISTORY

This Project was initiated through the City's Capital Improvement Program in 1999 and affirmed as a priority project by the City Council through passage of Resolution No. [81038 C.M.S.](#) on October 25, 2007. In November 2010, the City Council adopted Ordinance No. [13044 C.M.S.](#) authorizing staff to acquire necessary property rights for the Project.

On May 2, 2023, the City Council adopted Resolution No. [89703 C.M.S.](#) authorizing the City Administrator to: (1) enter into an agreement with the State of California to accept a portion of the state highway right-of-way to be relinquished at the interstate-880 freeway southbound offramp between 42nd Ave and High Street and (2) acquire 176 square foot parcel with an additional 134.31 linear feet of access control from Home Depot for the construction of this project. \ During negotiations with Home Depot, the City staff realized that additional property rights from Home Depot U.S.A., Inc. were required for the construction of the project, thus necessitating an amendment to the Resolution No. [89703 C.M.S.](#)

ANALYSIS AND POLICY ALTERNATIVES

The Project is a major street improvement that will extend 42nd Avenue from the existing southbound I-880 offramp to Alameda Avenue and extend Jensen Street from High Street to Alameda Avenue, as shown in **Attachment B**. The Project also includes roadway improvements such as installation of a traffic signal at the new intersection of Alameda Avenue and 42nd Avenue, upgrades to traffic signals at High Street, Oakport Street, Coliseum Way, and the southbound section of the 42nd Avenue/I-880 off-ramp, and pedestrian and bicyclist safety improvements and pavement overlays. The Project will complement a recently completed Caltrans retrofit project on the I-880 and High Street corridors. It will improve traffic circulation along High Street, I-880 off/on-ramps, and Alameda Avenue. The Project is anticipated to begin construction in 2029 and conclude construction in 2031. All efforts will be made to minimize traffic disruption during construction through standard procedures, including a traffic control plan.

The outcome of the final design review of the favored project alternative, which incorporated a traffic study with Caltrans, revealed that for Caltrans to grant approval, the City must secure property rights from Home Depot U.S.A., Inc. Approval of the resolution is necessary to meet the requirements for the Caltrans Right of Way Certification and to obtain a Caltrans encroachment permit; both are needed for the Project to be approved and constructed.

Adoption of the proposed resolution will allow the City to advance Citywide priorities as follows:

- 1. Housing, Economic, and Cultural Security:** Walking is a cost-effective alternative to automobiles, which many Oaklanders cannot afford to access. This project will improve pedestrian access and increase the potential for economic development in the neighborhood by improved circulation and access.
- 2. Vibrant and Sustainable Infrastructure:** This project will improve transportation conditions, make the 42nd Avenue and High Street easier to navigate, reduce traffic

congestion, and enhance connectivity among surface streets and I-880.

3. **Holistic Community Safety:** This project will enhance the efficiency and affordability of the transportation network.
4. **Responsive, Trustworthy Government:** This project will deliver on a longstanding commitment from the City to improve transportation and circulation around the 42nd Avenue and High Street area.

FISCAL IMPACT

Adoption of the proposed resolution will authorize the acquisition of property rights from Home Depot, U.S.A. Inc., in a total amount not to exceed \$975,659. Local funds will be allocated from the Complete Streets Capital CIP Program (Project 1003348), as indicated below in **Table 1**. Funding will be reallocated to 42ND AVE HIGH ST I-880 Project (1003983) for expenditure.

Table 1: Funding Source

Fund	Project	Amount
5342 – Measure U Infrastructure Bonds	1003348 – Complete Streets Capital CIP Program	\$975,659

The requested not to exceed amount of \$975,659 is comprised of the cost of the fee for simple acquisition, temporary construction easement for a period of two (2) years, access rights, and reimbursement for Home Depot’s rental cost for a temporary auxiliary water pressure pump as a result of the City’s use of the easement area.

PUBLIC OUTREACH / INTEREST

Multiple meetings were held with the local community and local businesses in Council District 5 during the project’s planning, design, and right-of-way acquisition phases. The local community and schools were involved and informed in coordination with the District 5 Council Office during all three phases. The project was also presented to the Bike and Pedestrian Advisory Committee in September 2025. Further outreach will occur during the project’s advertisement and construction phases.

COORDINATION

Significant coordination has occurred to date between Caltrans, the City of Alameda, Alameda County, and the City. The purpose of the coordination was to obtain concurrence for the environmental impact report, final design elements, and construction staging to minimize the traffic impact during construction. During the design and property acquisition phases, there was significant coordination with the City’s Real Estate Department, the City Attorney’s Office, the City’s Budget Office, Caltrans, utility companies, Home Depot, the District 5 Council Office, local

communities, and area businesses. This report and resolution have been reviewed and approved by the City Attorney's Office and the Budget Office.

SUSTAINABLE OPPORTUNITIES

Economic: The Project proposes to construct two new street segments with sidewalks and traffic signals, as well as pedestrian safety devices that will improve the experience of both pedestrians and bicyclists. It will also provide new connections to the estuary waterfront and area businesses. These street improvements will encourage more walking and bicycling, which may increase local economic activities.

Environmental: Walking and biking are energy efficient, zero emission form of transportation. Accessible pedestrian infrastructure and increased active transportation support the City's goal to reduce greenhouse gas emissions and support climate equity. The Project will improve circulation and increase non-motorized traffic activities, resulting in a reduction of carbon footprint by lowering the rate of emissions.

Race & Equity: The Project will provide accessibility and safety benefits for all modes of transportation. However, as walking and biking are inexpensive and broadly accessible forms of transportation, the pedestrian and bicycle access improvements will especially benefit youth, seniors, people with low-income, and people who do not own personal vehicles. Further, the project is located in high-priority neighborhoods as identified through OakDOT's Geographic Equity Tool.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The National Environmental Policy Act (NEPA) and CEQA documents were prepared and approved during an earlier phase of the project, and the project, as it currently exists, already has appropriate environmental determinations. The provisions of the Environmental Review Regulations of the City have been met because this transaction is exempt from CEQA under section 15276 of the CEQA Guidelines (Transportation Improvement and Congestion Management Programs).

Jestin D. Johnson, City Administrator

Subject: Amend Resolution No. 89703 to Acquire Property Rights from Home Depot U.S.A. Inc.
for 42nd Ave And High St Access Improvement Project

Date: January 12, 2026

Page 5

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Amending Resolution No. 89703 C.M.S. Authorizing The City Administrator To Acquire From Home Depot U.S.A., Inc. A 776 Square Foot Parcel With 130.93 Linear Feet Of Access Control And A 14,179 Square Foot Temporary Construction Easement In A Total Amount Not To Exceed Nine Hundred Seventy-Five Thousand Six Hundred Fifty-Nine Dollars (\$975,659) For The Construction Of 42nd Avenue And High Street Access Improvement Project.

For questions regarding this report, please contact Amit Salwan, Principle Civil Engineer, at (510) 238-7481

Respectfully submitted,


Josh Rowan (Feb 12, 2026 11:25:27 PST)

Josh Rowan
Director, Oakland Department of Transportation

Reviewed by:
Megan Wier, Assistant Director

Amit Salwan, P.E., Principal Civil Engineer

JB Williams, Acting Supervising Real Estate
Agent
Economic & Workforce Development
Department

Prepared by:
John Chin, Assistant Engineer II
Traffic Capital Projects Section

Attachments (2):
A: Parcel Map
B: Project Map