SUMMARY

MISSION STATEMENT
The Mission Statement of the Redwood City Strategic General Plan reads as follows:

Improve the quality of urban life in Redwood City;

Maintain those features which make Redwood City unique and desirable;

Generate awareness of Redwood City's heritage and community assets, and encourage public participation in local decision making;

Promote public health, public safety, general welfare, urban beauty, and civic pride in Redwood City; and

Recognize the cultural and economic diversity of Redwood City, and preserve its stability and well-being as hallmarks of a good place to live.

STRATEGIC GENERAL PLAN SUMMARY
Redwood City's future should be as exciting as its past. The oldest community in San Mateo County will be completing a "new town" called Redwood Shores at the same time it is resolving issues which can be associated with a community that is over 120 years old. The dynamics of Redwood City are not found in any other community on the Peninsula, and the opportunity to blend the old with the new gives Redwood City its character.

The internal dynamics of the city must also be weighed against the external pressures on Redwood City from increased traffic, provision of affordable housing, significant increases in property values, changing demographics, and changing economic trends.

The following discussion is categorized by issues, not by General Plan elements, because many of these issues involve more than one element.

RESIDENTIAL NEIGHBORHOODS:
Pleasant residential neighborhoods free of traffic, noise, and pollution is a primary goal of the Strategic General Plan. With the increasing value of residential properties, home ownership has become more difficult and those people able to afford their own home are extremely protective of their investment. As some dwellings in the older neighborhoods are rehabilitated, the remaining unkempt dwellings stand out by contrast. The Land Use Element shows no increases in density in any of the residential neighborhoods. The Circulation Element shows no arterials, only collectors, through residential neighborhoods and proposes no increases in capacity for existing residential streets.

GROWTH AREAS:
Future growth, both commercial and residential, will primarily be located east of El Camino Real in the downtown (redevelopment area) and in Redwood Shores. These two growth areas will have distinctively different growth patterns due to their obviously different characteristics. In Redwood Shores we can expect to see large office buildings near the Bayshore Freeway on relatively large parcels of five to ten acres. Residential projects will be located at the end of Redwood Peninsula and will be primarily single family dwellings on small lots fronting on private streets with densities of approximately six units per acre and multifamily condominium projects with densities of approximately 15 to 20 unit per acre. Redwood Shores is now only 20 years old and most of the structures are less than ten years old. The landscaped parkways and large setbacks contrast with the portion of Redwood City west of the Freeway.

The downtown area will have much smaller projects due to the lack of availability of large parcels. The original subdivision for Redwood City created blocks with one and one quarter acres per block and lots having 6,000 square feet. Even with the help of the Redevelopment Agency, it will be difficult to assemble development parcels of one acre or more except in certain rare instances. Historic structures must also be preserved, requiring a great deal of sensitivity by new projects to
prevent the downtown from becoming a patchwork of buildings, but instead become a "quilt" of many fabrics creating a beautiful design. Land use downtown will also be quite different. Instead of land uses being separated in zoning districts, a mix of uses is encouraged, particularly commercial uses at ground level with residential dwellings above. Bringing people into the downtown will make the area more exciting and will also allow greater use of transit for work and shopping trips.

OPEN SPACE AND URBAN RESERVE:
Large areas of Redwood City are designated for Open Space and Urban Reserve. The open space primarily consists of the Leslie Salt crystallizers, the South San Francisco Bay National Wildlife Refuge, and publicly owned park and recreational facilities. Due to the sensitive nature of these open space areas, it should be assumed that they will remain as open space forever.

The open space areas in Redwood City, the single largest land use category, are not designated as such because they are considered marginal for development but because they are extremely important from an ecological standpoint. Many endangered species are located on Bair Island and it is one of the largest areas where migratory birds can be found. The marsh areas help clean the bay waters and air. Much of this land is under the ownership of State and Federal agencies for its protection.

The existing parkland in Redwood City is extensively used by the current population. Additional parkland is not expected to be provided except in portions of the Redwood Shores area where development is still taking place. These public parks provide the majority of areas for both active and passive recreation.

Another recreational facility to be considered is bicycle and pedestrian pathways. Local pathways are found on the dikes in Redwood Shores and around salt pond A-12 (at the foot of Whipple Avenue). In addition to these pathways, there is a system of bicycle paths being developed which would go around the entire bay. Redwood City has supported this trail system but there are still some missing links through Redwood City.

The areas designated "Urban Reserve" present an unusual issue with which the City must deal. The areas of "Urban Reserve" are at the end of Redwood Peninsula, the area known as "South Shores", and approximately one-third of the salt crystallizers. The intent of this designation is to show what properties the City expects to be developed in the future, but they each have reasons why they haven't been designated with specific land uses.

At the northerly end of Redwood Peninsula, the "Urban Reserve" designation was placed on the area between the electric transmission lines and the Bay for several reasons including: the unknown effect the electric transmission lines would have on people living near them; the effect of the radio waves from the radio antenna, and the impact from the sewage treatment plant. It is expected that future studies will take these issues into account, and a suitable land use plan and a general plan amendment will follow. Road and utility systems have been built elsewhere on the peninsula to adequately serve the anticipated development of this urban area.

The single largest area shown as "Urban Reserve" is South Shores. This 1,100 acre parcel is under a single ownership, but at this point in time there are no services proposed for this area and there is no allocation for either sewer treatment plant capacity or water. The General Plan does not suggest any land use for this property but there are two policies which may have an impact. The first is from the Circulation Element where it is proposed that all parts of the City be interconnected. This policy suggests that a roadway be constructed through South Shores to connect the eastern and western portions of Redwood City. The second policy is from the Safety Element which suggests that future development be compatible with the San Carlos Airport. This area will also be the subject of a major study to determine future land uses and subsequent general plan amendment.
The third area shown as “Urban Reserve” is the Leslie Salt Crystallizers. Again, no services are provided to this area and there is no allocation for either sewer treatment plant capacity or water. Of particular concern is whether this area is considered “wetlands” by the Federal or State agencies, which would severely limit any future development.

COMMERCIAL RETAIL:
Downtown Redwood City, particularly Broadway and Main Street, historically has been considered the main shopping area of Redwood City. The construction of shopping centers, regional and neighborhood, has drawn the shopper away from the downtown which now serves primarily as a service center for the office uses. The downtown will never again be the main shopping area for Redwood City, but it does have the opportunity to become a special place to go to find something you may not find at a shopping center. The attractive tree lined streets with sidewalk cafes and numerous antique dealers have brought renewed interest into the historic center of Redwood City. The Strategic General Plan proposes the preservation of historic structures as well as constructing residential dwelling units which will bring a different clientele into the downtown.

Because Redwood City is nearly built out, it is not expected that there will be a lot of retail space added, but it is important that the local shopping centers are improved to keep quality tenants and provide the goods for Redwood City’s citizens. The improvement of these centers may require minor expansion or significant modifications and are supported in the Strategic General Plan.

TRANSPORTATION:
Traffic is a regional issue but it certainly has impacts on Redwood City. As the amount of traffic increases, Redwood City needs to find a way to keep these increases from negatively affecting its neighborhoods. The Circulation Element proposes that the existing State highways (Bayside Freeway, El Camino Real, and Woodside Road) be improved to provide for greater capacity, relieving the pressure on local streets that are finding more and more people using them to get through Redwood City. The collector system which serves the residential neighborhoods will not be designed to carry more traffic but designed to carry the existing traffic in a safer manner. Diversion of traffic from one local street to another is to be avoided.

To improve the traffic situation, local jurisdictions, including Redwood City, will have to be prepared to entice people out of single occupant vehicles and into carpools, vanspools, buses, and rail systems. The Redwood City General Plan supports these Transportation System Management (TSM) programs as an inexpensive way to provide for future traffic increases minimizing the need for massive improvements in the road network that could deteriorate the quality of life in residential neighborhoods.

HOUSING:
Housing has become a critical issue in the Bay Area and Redwood City will be the largest producer of housing in San Mateo County over the next five years (through the expected buildout of Redwood Peninsula). Most of the anticipated new housing will not be “affordable” under the State definition, but during the next five years Redwood City is proposing to provide for 500 affordable units. This is a formidable task but could be reached if all of the policies in the General Plan are carried out to their fullest. Resources available to the City include density bonuses, redevelopment set-aside money for housing, and high density mixed use projects.

Redwood City has set positive examples by constructing the 104-unit Heron Court project, supporting the emergency shelter for homeless families, and approving the shared home facility, showing that Redwood City can succeed in providing affordable housing.

GENERAL PLAN REVISIONS
The Strategic General Plan is intended to be a living document that can be amended as major forces upon and within Redwood City change. These amendments should not be treated lightly or the value of the plan will be diminished. As each
project is reviewed against the goals and policies of the Strategic General Plan, Redwood City will be able to determine if the plan is being carried out or in some instances should the plan have a new direction. Major changes to the Strategic General Plan should not be made every 10 or 15 years, but instead periodically to keep it fresh and sensitive to the needs of Redwood City.

GOALS:

LAND USE: Integrate a range of land uses to ensure that Redwood City is a desirable place to live.

CIRCULATION: Manage and improve the transportation system for optimal use by public transit, automobiles, bicycles, and pedestrians.

HOUSING: Provide safe and sanitary housing opportunities in suitable locations for all segments of the population.

OPEN SPACE: Reserve open space areas within the urban complex to enhance the value of other lands and the quality of life in the community.

CONSERVATION: Orchestrate lead roles in environmental preservation, air and water quality, wildlife protection, resource recovery, and cultural enrichment in concert with economic development.

SAFETY: Verify the safety of all buildings and other facilities in the city against seismic and other hazards.

NOISE: Establish maximum tolerable limits for point noise sources and ambient noise levels.
LAND USE ELEMENT, CHAPTER 6

LAND USE ELEMENT

INTRODUCTION
The total area of Redwood City is 21,603 acres, or approximately 33.75 square miles. Of this total, 54 percent is land area, and 46 percent is water area or land subject to tidal action. Of the 11,731 acres of land area, 5,422 acres are developed with 45 percent in residential land uses, ten percent in commercial land uses, six percent in industrial land uses, 14 percent in public and quasi-public land uses, and 25 percent in streets and other right-of-ways. The remaining 6,309 acres of land area are vacant, the vast majority of which are dike-off bayslands. The REPORT ON PHYSICAL CHARACTERISTICS provides further details and descriptions of Redwood City's existing land uses.

Redwood City's land use goal is to:

INTEGRATE A RANGE OF LAND USES TO ENSURE THAT REDWOOD CITY IS A DESIRABLE PLACE TO LIVE.

Redwood City's development pattern is both diverse and complex. The urban setting has been formed by natural features (Redwood Creek, the foothills, and San Francisco Bay), man-made features (the railroad, St. Camino Real, and the Bayshore Freeway), and policy decisions (zoning, annexation, and environmental considerations). Much of the built-up land particularly commercial and industrial is built below the square footage and unit densities permitted by the zoning ordinance. Most of the land which is vacant cannot be developed because it is San Francisco Bay, its tributaries, salt ponds, and wetlands. While Redwood City would seem to be a large city because it covers over 33 square miles, actually 46 percent is water.

The land use goal recognizes the diversity and complexity of the present urban form but envisions a more desirable and harmonious physical relationship between the parts and pieces that make up Redwood City: as changed uses, as new construction, and as redevelopment occur in the course of time.

DISTRIBUTION OF HOUSING, BUSINESS, AND INDUSTRY
There is a wide variety of residential neighborhoods in Redwood City, each with its own character defined by setting, housing types, densities, and, in some cases, cultural heritage. The environment and livability of existing residential neighborhoods are important community resources. The residential land use objectives and policies reflect concern for the protection of neighborhoods from incompatible land uses, adequacy of public facilities and services, and integration with commercial and employment centers. Referring to the Land Use Plan Diagram, Low Density Residential signifies R-1 and R-1 zoning and an average of 2.5 to 3.0 persons per unit. It is the density found in detached single-family dwelling areas. Medium Density Residential signifies R-2 and R-3 zoning and an average of 2.0 to 2.5 persons per unit. It is the density found in duplex, condominium, and low-rise apartment house areas. High Density Residential signifies R-4 and R-5 zoning and an average of 1.5 to 2.0 persons per unit. It is the density found in high-rise apartment house and commercial mixed-use areas.

The commercial land use objectives and policies reflect the need to locate new commercial uses in the community which facilitate convenient shopping and easy access to professional services. Redevelopment of existing commercial strips and areas and the conversion of existing structures to more appropriate uses should result in the upgrading of these areas. Referring to the Land Use Plan Diagram, Light Commercial signifies neighborhood shopping centers with off-street parking, or a cluster of street-front stores that serve the immediate neighborhood. Generally, these will be in one- or two-story buildings with a lot coverage of about 25 percent. Heavy commercial signifies central business district and thoroughfare commercial areas. Generally, these will be in medium-rise buildings with a lot coverage of about 50 to 75 percent.
The industrial land use objectives and policies call for modernizing older industrial areas and minimizing negative impacts of industrial activities on neighboring land uses. Referring to the Land Use Plan Diagram, Light Industrial signifies industrial parks or industrial estates predominantly in warehousing, research and development, and office uses with generous landscaping of the setback and parking areas. Heavy industrial is associated with the Port and adjacent properties and signifies types of industries that would be objectionable if located near residential areas.

DISTRIBUTION OF OPEN SPACE
Seventy-five percent (16,297 acres) of the area is within Redwood City's corporate limits is open space of one kind or another. Over 50 percent (12,963 acres) of that open space is the water of San Francisco Bay. The balance is divided among several categories: publicly-owned wildlife refuge, managed wetlands (salt evaporation ponds), other diked-off baylands, County park (Edgewood Park), City park (Stuarts Park), and other parks and vacant, unused lands.

Floriculture was the only significant agricultural activity in Redwood City in recent decades. One by one, the greenhouse nurseries have been eliminated and replaced with housing. The Land Use Plan Diagram no longer recognizes floriculture as an open space use to be preserved.

DISTRIBUTION OF MINERAL RESOURCES
Notwithstanding the presence of traces of mercury in Stuarts Park and oyster shells on the bottom of San Francisco Bay, Redwood City does not have any exploitable mineral resources that would justify preservation.
DISTRIBUTION OF RECREATION FACILITIES AND OPPORTUNITIES
Public parks, playgrounds, and recreation facilities and programs combined with private services and theaters comprise Redwood City's recreational opportunities. In addition to the purchase of land for recreation, parkland acquisitions can be achieved through gifts, leasing or dedication of development rights, subdivision regulations for open space requirements, cluster development, and open space zoning.

LOCATION OF EDUCATIONAL FACILITIES
The Redwood City Elementary School District, the San Carlos School District, Belmont Elementary Schools, the Sequoia Union High School District, and the San Mateo County Community College District all serve Redwood City as well as areas beyond Redwood City, in adjoining cities and unincorporated areas and, in the case of the Community College District, throughout the County.

LOCATION OF PUBLIC BUILDINGS AND GROUNDS
Principal public buildings in Redwood City include the City Hall complex, the Red Morton Community Park complex, the Municipal Services Center, the Fair Oaks Community Center, the Fair Oaks Senior Center, the Port of Redwood City, two libraries, four fire stations, County Government Center, Grant Corporation Yard, Motor Vehicle Department, Highway Patrol, Army National Guard Armory, and three Post Offices.

LOCATION OF FUTURE SOLID AND LIQUID WASTE FACILITIES
The South Bayside System Authority operates a liquid waste facility for Redwood City, Belmont, Menlo Park, San Carlos, and portions of San Mateo County near the tip of Redwood Peninsula in Redwood Shores. San Mateo County, with the cooperation of the cities in the County, has prepared a hazardous waste plan for the County. The plan includes criteria for transfer and processing plants. Areas deemed suitable for processing plants are located in heavy industrial areas located near the Port of Redwood City.

IDENTIFICATION OF AREAS SUBJECT TO FLOODING
Refer to the Safety Element for a discussion of flooding problems in Redwood City.
IDENTIFICATION OF EXISTING TIMBER-LAND PRESERVE ZONE LANDS.
There are no timberland preserve zoned lands in Redwood City, and none is planned.

LAND USE DEFINITIONS
Open Space: Any parcel of land or water which is essentially unimproved and is devoted to the preservation of natural resources, the managed production of resources, outdoor recreation, or public health and safety.

Public: Areas devoted to public or quasi-public use such as government office buildings, schools, hospitals, and corporation yards.

Urban Reserve: Land to be preserved for future use to expand the limits of the urbanized area of the City. Exact land use designations are to be withheld pending review of development plans and their environmental consequences.

Heavy Commercial: Land to be developed intensively for retail and office use where multi-story buildings would be expected. This area is primarily downtown and along the El Camino Real corridor. The zoning classifications which could be expected are CB and CG.

Intermediate Commercial: Land to be developed at densities somewhat lower than heavy commercial and characterized as being more office park oriented. The zoning classifications which could be expected are CP and CA.

Neighborhood Commercial: Land to be developed for neighborhood shopping centers providing services for the immediate neighborhood. Most structures would be single story, blending in with adjacent residential uses. The zoning classifications which could be expected are CN and PO.

Heavy Industrial: Land to be developed for manufacturing, processing, and shipping, where truck and rail traffic is necessary and outdoor storage can be expected. The zoning classifications which could be expected are GI and IR.

Light Industrial: Land to be developed with low density, "clean" industrial operations such as.
research and development. The zoning classifications to be expected are IR and IP.

High Density Residential: Land to be developed with high density residential projects consisting of moderate and high rise structures normally located adjacent to employment centers. Densities are approximately 20 to 40 units per net acre. The zoning classifications to be expected are R-4 and R-5.

Medium Density Residential: Land to be developed with two to three story residential structures normally found in condominium and apartment projects as well as duplexes. Densities are approximately 8 to 20 units per net acre. The zoning classifications to be expected are R-2 and R-3.

Low Density Residential: Land to be developed with single-family dwellings either in hillside or flat areas of the city. Densities are approximately 1 to 7 units per net acre. The zoning classifications to be expected are RH and R-1.

LAND USE OBJECTIVES
1. Protect the integrity of existing single-family areas, and encourage home ownership in new developments.

2. Encourage development and growth downtown as one of the City’s major commercial areas, and allow improvement of conveniently-sited satellite shopping areas.

3. Provide sufficient land for a variety of employment opportunities with optimum commute access.

LAND USE POLICIES
L-1. Residential development should be located only where services and facilities can be provided.

L-2. Residential neighborhoods should be protected from the encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.

L-3. Higher residential densities should be promoted at locations near or within commercial and financial centers, employment centers, and transportation terminals.

L-4. Commercial land should be distributed in a manner that maximizes community accessibility to a variety of retail commercial outlets and services and minimizes the need for automobile travel.

L-5. New commercial uses should be located in or adjacent to existing or new shopping centers or other established commercial areas, and isolated spot commercial developments and new strip commercial areas should be avoided.

L-6. The City should promote the revitalization, upgrading, and beautification of the Downtown, other shopping centers, and existing strip commercial areas.

L-7. Industrial and employment areas should encourage accessory uses and services such as restaurants, health clubs, child care, office supply sales, and delicatessens.

L-8. Industrial development should incorporate measures to minimize negative impacts on nearby land uses.

L-9. Existing polluting industries, including noise and visual pollution, within or near residential, commercial, or employment areas should be phased out or moved to buffered locations with adequate environmental protection and control. Redwood City should adopt the hazardous waste plan being proposed by San Mateo County.

L-10. Older, marginal industrial areas should be redeveloped with contemporary standards and modern infrastructure to provide for healthy employment and economic growth.

L-11. Park land should be provided in quantity and locations so as to be available for the use of all Redwood City residents equally.

L-12. Development of child care facilities should
be encouraged in both residential and non-residential areas in ways that are compatible with existing uses, in order to promote availability and accessibility of services.

L-13. The City should take into consideration the cumulative air quality impacts from proposed developments and should establish and enforce appropriate land use as well as other regulations to reduce air pollution.
OPEN SPACE ELEMENT

INTRODUCTION
The Open Space Element of the General Plan identifies open space resources in and around Redwood City, examines their importance to the future well-being of the local inhabitants, and puts forward a set of goals, objectives, and policies designed to protect and enhance those resources. At a past point in time, open space is all that there was in this area. Open space as we know it today is what is left of land and water after the progression of urbanization. As urbanization spreads, open space is diminished. The protection of open space requires deliberate actions. Redwood City needs to concern itself with open space and commit to an action program that will assure adequate open space now and in the future.

Redwood City’s open space goal is to:

RESERVE OPEN SPACE AREAS WITHIN THE URBAN COMPLEX TO ENHANCE THE VALUE OF OTHER LANDS AND THE QUALITY OF LIFE IN THE COMMUNITY.

Open space serves a variety of functions. It helps to prevent the premature and unnecessary conversion of land to urban use. It helps to discourage non-contiguous development patterns which unnecessarily increase the costs of community services to community residents. It helps supply land for recreational use. It helps to conserve natural resources, wildlife habitats, areas with scenic value, and historical and archaeological sites. It helps to protect and enhance human life by preserving watershed lands, aiding in flood control, protecting agricultural resources, and limiting development in areas susceptible to fire, earthquake, or soil stability hazards.

The number and sizes of open space parcels in Redwood City, both publicly and privately owned, are tabulated in the City’s electronic data base. The data base file should be counted on for up-to-date information on the zoning and assessed valuation for each parcel, as well as the names and addresses of the current owners. Access to this informational resource should be routine when considering open space issues, in connection with this plan and with the implementation of its policies.

“Open space land” is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated in the Redwood City General Plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitats for fish and wildlife species; areas required for ecologic coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earth-
quake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES
Areas required for the preservation of plant and animal life including habitat for fish and wildlife: The low-lying baylands are still largely open space, characterized by water areas, marshlands, diked-off areas, managed wetlands, and streams and sloughs; while other open space areas can be found in the hillside areas such as Stiarts, and Edgewood County Parks.

Areas required for ecologic and other scientific study: The San Francisco Bay National Wildlife Refuge and the Edgewood County Park are two large areas of public open space that lend themselves to ecologic and other scientific study.

Rivers, streams, bays, and estuaries: Cordilleras Creek originating opposite the Edgewood County Park flows through Cordilleras Creek Canyon and into Steinberger Slough, a tributary of San Francisco Bay. Upper and Lower Emerald Lakes feed Arroyo Ojo de Agua which, in turn, flows into Redwood Creek near City Hall. Redwood Creek which originates at Canada College flows under Interstate Route 280 twice before traversing Redwood City from south to north, mostly in a concrete channel or box culvert, on its way past the Port of Redwood City and into San Francisco Bay. Belmont Slough, Steinberger Slough, Westpoint Slough, Smith Slough, Corkscrew Slough and Redwood Creek are all tidal areas connected to San Francisco Bay.

Coastal beaches, lakeshores, banks of rivers and streams, and watersheds: Portions of Redwood City lie within the watersheds of Belmont, Pulgas, Cordilleras, Redwood, and Francisquito Creeks. There are no significant developed bayfront beaches, lakeshores, or creek banks in Redwood City.

OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES
Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber: Not applicable, or of little significance to Redwood City.

Areas required for recharge of ground water basins: Not applicable, or of little significance to Redwood City.

Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries: Not applicable, or of little significance to Redwood City.

Areas containing major mineral deposits, including those in short supply: Not applicable, or of little significance to Redwood City.

OPEN SPACE FOR OUTDOOR RECREATION
Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams: Areas available for park and recreation purposes on the west side of the Bayshore Freeway have already been acquired and developed for park and recreation purposes. Some of these areas lend themselves to expansion and improvement, however. There is a vast range of areas suitable for park and recreation purposes on the east side of the Bayshore Freeway, particularly in the sense of areas set aside for environmental protection, education, and the enjoyment of scenery as opposed to grassed areas and playing fields.

Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors: Portions of the Hetch Hetchy right of way are used for parks and recreation, notably Red Morton Community Park, George Garrett Memorial Park, Hawes Park, and several small neighborhood parks and totlots. In turn, these right of ways lend themselves to being developed with trails as scenic corridors connecting neighborhoods to these parks and other recreation and open-space
OPEN SPACE ELEMENT, CHAPTER 9

areas.

OPEN SPACE FOR PUBLIC HEALTH AND SAFETY
Areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, wetlands, areas presenting high fire risks, areas required for protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality; Redwood City is located in a major seismic hazard region. Since man cannot stop earthquakes from happening, he must learn to live with the problems they cause. Landslides also pose a threat in the hilly areas of the community. Slides are most prevalent in the areas having steep slopes, underlain by low-strength material. An obvious answer to minimizing earthquake and landslide damage is to limit development in the areas where the potential for the greatest damage exists, and to allow only development that is compatible with the conditions. Unique geologic and soil conditions in the baylands demand special building requirements and portend exaggerated long-term maintenance problems and costs for roads and utilities. The inherent community values of open space in risk-prone areas are enhanced by the avoidance of costs that accompany ill-considered development.

DEMANDS FOR TRAIL-ORIENTED RECREATIONAL USE AND THE FEASIBILITY OF INTEGRATING CITY AND COUNTY TRAIL ROUTES WITH APPROPRIATE SEGMENTS OF THE CALIFORNIA RECREATIONAL TRAILS SYSTEM
Hiking and bicycle trails satisfy society's new demands for exercise and non-polluting transportation. Opportunities for trails in Redwood City are numerous, among them: Edgewood County Park, the Hetch Hetchy right of ways, and the bayfront dikes. A future bicycle trail along Redwood City's waterfront is in the San Mateo County Bikeways Plan, a trail that ultimately will encircle San Francisco Bay.

OPEN SPACE OBJECTIVES
1. Achieve and maintain a harmonious relationship between the natural environment and man's use of the land.

2. Preserve or restore the visual access to scenic resources of Redwood City and its environs through a system of Scenic Routes.

3. Provide a network of trails and pathways through Redwood City in order to enhance the City's recreational opportunities.

OPEN SPACE POLICIES
O-1. The City should accept and/or encourage acceptance, by open space districts, land dedications when public ownership will preserve the natural and scenic beauty, protect natural and man-made landmarks, or provide a land supply to meet future recreational needs.

O-2. The City should discourage the unnecessary or premature conversion of open space lands to urban use, and should discourage urban development patterns which are either environmentally or monetarily costly to the community. Conversion of open space land to urban use should be based on fiscal impact analysis and environmental impact analysis.

O-3. Open space areas which are primary wildlife habitats or which have major or unique ecological significance should be protected and conserved.

O-4. The City should preserve and enhance the natural terrain, vegetation, and beauty of Redwood City's various geographical areas.

O-5. The City should maintain existing "Tidal Plain" Zoning in those Bayfront areas which are, or can be used for salt harvesting, shell dredging, or other types of mineral extraction.

O-6. Major recreational areas and significant open space resources should be linked together through the use of pedestrian ways, bicycle paths, and the Hetch-Hetchy right-of-way.
O- 7. The City should preserve and enhance small parcels of open space in developed areas, wherever practical, especially in those neighborhoods with the greatest park deficiency.

O- 8. Encourage the preservation of heritage trees as defined in the tree preservation ordinance.

O- 9. The City shall cooperate with County, Regional, State, Federal, and other public agencies on open space issues. (A partial listing of such agencies includes the San Mateo County Parks and Recreation Commission, the Mid-Peninsula Regional Open Space District, Golden Gate National Recreation Area, the California Fish and Game Department, the United States Army Corps of Engineers, the San Francisco Bay San Francisco Bay Conservation and Development Commission, and the San Francisco, Water Department.)
CONSERVATION ELEMENT, CHAPTER 10

CONSERVATION ELEMENT

INTRODUCTION
As a mandated part of the General Plan, the Conservation Element is intended to serve as the City’s official policy guide in public and private development matters related to the preservation and enhancement of natural resources. The basic goal of this element is to outline a comprehensive program to achieve and maintain a healthful natural environment which reflects a balance between human activities and natural processes. The intent of this Conservation Element is to identify, evaluate, and analyze the natural and cultural resources present in the City and establish policies which reflect not only the uniqueness of Redwood City, but also those which are responsive to the need to preserve the City’s resources for future generations.

Redwood City’s conservation goal is to:

**PROMOTE LEAD ROLES IN ENVIRONMENTAL PRESERVATION, AIR AND WATER QUALITY, WILDLIFE PROTECTION, RESOURCE RECOVERY, AND CULTURAL ENRICHMENT IN CONCERT WITH ECONOMIC DEVELOPMENT.**

This element should be viewed as a flexible policy guide rather than an exhaustive inventory of all natural and environmental resources. It has been prepared to highlight key conservation issues and recommend implementation strategies.

The place on earth that we know as the San Francisco Peninsula has been blessed with a beautiful landscape, broad open spaces, panoramic views of San Francisco Bay, abundant trees and wildflowers, lazy creeks, vital foodchain wildlife, clear air, fresh water, rural character, and magnificent weather. These are the kinds of qualities that attract people and

habitation. As development proceeds to accommodate this influx, is it inevitably necessary to level the hills, fill in the valleys, use the open space for housing tracts, develop the marshlands, close off more and more of the Bay shoreline, cut down the trees, cover the wildflowers with asphalt and concrete, culvert the creeks, displace the wildlife, foul the air, poison the wells, and urbanize the territory in a way that changes the weather? For if it were, what would there be left of that for which we came?

**WATER AND ITS HYDRAULIC FORCE**
Water as a resource appears in many forms. San Francisco Bay is a large body of salt water that provides a moderating influence on climate, an environment for aquatic life, and a means of transportation and recreation. Wetlands are lands that are permanently or intermittently covered with water, including mudflats, tidal creeks, marshes, and streams. Reservoirs and groundwater basins comprise Redwood City’s fresh water resources.

A groundwater basin is an underground area composed of alluvial or porous material infiltrated by water. This area contains aquifers which store, transmit, and yield significant quantities of water to wells and springs. Groundwater is derived from precipitation which penetrates the soil directly to the aquifer or enters surface streams and percolates from these channels to the aquifer. Most of the rainfall replenishing water resources occurs between November and April. It is during this time when over 90 percent of the annual surface runoff also occurs. This seasonal variation is reflected in the monthly stream flows which often run dry by the middle or late summer.

**FORESTS AND OTHER VEGETATION**
Redwood City has no forests within its sphere of influence. Stuarts Park and the banks of Cordilleras Creek are the only natural wooded areas within the City limits. Coast live oak and chaparral are found in Redwood City, particularly in the less developed areas of the Emerald Lake Hills. Representative plants occupy soils
that are often gravelly, sandy, or shallow and have a low water-holding capacity. The plants are hardy and grow in dense clusters of trees and shrubs three to ten feet high.

Edgewood County Park, most of which is in Redwood City, has large expanses of grassland, chaparral, and pockets of oak woodland. The hiker can experience seasonal wild flower displays, interesting rock outcrops, and several kinds of plant communities supporting a variety of wildlife. Developed residential areas in the lower elevations are characterized by urbanized ornamental landscaping. Marshes and tidal wetlands along the bay and tributary sloughs support salt marsh vegetation such as cord grass and pickleweed which in turn support a variety of wildlife. Rare and unique plants in the Redwood City area include: San Mateo Thromminton, San Francisco Collinsia, Fragrant Fritillary, Marin Dwarf Flax, Dudley's Loosewort, White-Rayed Pentachaeta, and San Francisco Campion.

SOILS
Soil is a mixture of mineral and organic matter that is capable of supporting plant life and is formed from weathered rock by the action of climate and living organisms over time. Vegetation stabilizes and consolidates the soil, protecting it from accelerated erosion and sedimentation.

There are seven general soil types in Redwood City, ranging from the uplands surrounding the Easter Cross to the tidal lands of San Francisco Bay. The soils in the uppermost reaches of the City are well drained and somewhat excessively drained moderately deep and shallow upland clay loam and clay soils on ultra basic igneous rock. In the lower hilly areas are found well to excessively drained sandy loam to clay loam upland soils developed in sedimentary rock with some basic igneous rocks intrusions.

Below the Alameda de las Pulgas are found very deep, well and moderately well drained loamy soils with little or no clay increase in the subsoil on nearly level to gently sloping fans and terraces. Approaching the Bayshore Freeway are found nearly level poorly drained low valley bottom clay soils. The landward portions of the baylands are very poorly drained clay soils influenced by tidal waters. The bayward portions of the baylands are tidal flats. The developed portions of the baylands including Redwood Shores and the Port of Redwood City are on made soils. Redwood City's soils have no special value for agriculture or timber. The biggest threats to the soils here are erosion and contamination.

RIVERS AND OTHER WATERS
Redwood City lies within portions of the watersheds of the Belmont, Cordilleras, Redwood, and San Francisquito Creeks. All of these creeks are primarily storm water runoff channels. They drain into tidewater sloughs and eventually into San Francisco Bay. Much of Redwood Creek is concrete lined or contained in culverts. There are two small recreational lakes in the unincorporated Emerald Lake Hills area and a fresh water storm retention basin in Redwood Shores which is occasionally available for private recreational activities.

HARBORS
The Port of Redwood City along Redwood Creek consists of 162 acres of land, 72 acres of which are developed. It is the only deepwater bay port south of San Francisco. The channel has a low tide mean depth of 32 feet. There are five berths for loading and unloading cargo. The Municipal Marina, established in its present location in 1958, is administered by the Board of Port Commissioners. The marina harbors 211 boats with its northern end opening into the Port's channel. In addition to the Municipal Marina, three private marinas operate on Redwood Creek: Pete's Harbor with 280 berths, Docktown Marina with 155 berths, and Peninsula Marina with 425 berths.

FISH AND WILDLIFE
Fish and wildlife resources help to maintain the delicate ecological balance in the environment. The growth of each species depends on, and is
controlled by other species. Thus, an abundance and diversity of fish and wildlife species are important to preserve the ecological balance which, if upset, could result in the proliferation of certain species in harmful numbers. In addition, the presence and health of fish and wildlife species are important indicators of the overall health of the environment. The presence of fish and wildlife also enhances human activities.

The many miles of shoreline, numerous open space areas, and biological reserves afford many opportunities for recreational, educational, and aesthetic enjoyment of local fish and wildlife species. There is no hunting, commercial fishing, or major sport fishing in Redwood City. Rare and unique wildlife in or near Redwood City include but are not limited to these examples: (mammals) Salt Marsh Harvest Mouse; (birds) Great Blue Heron, Short Eared Owl, Marsh Hawk, White-Tailed Kite, Common Yellowthroat, California Black Rail, California Brown Pelican, California Clapper Rail, and California Least Tern; (reptiles) San Francisco Garter Snake; and (invertebrates) Bay Checkerspot Butterfly.

MINERALS
Redwood City's mineral resources are limited to the saline waters of San Francisco Bay, shell deposits from young upper bay mud, mercury in Stuarts Park, and magnesium compounds in association with salt evaporation processes. Solar salt has been produced here since 1901. In addition to salt, magnesium compounds have been extracted from bay water near the Port of Redwood City. The dredging of oyster shells and mud from the bay for cement manufacture ceased in late 1970, except for minor amounts used for livestock feed and soil conditioning. Efforts in the mid-1960s to extract mercury from within Stuarts Park proved uneconomic.

OTHER NATURAL RESOURCES
Redwood City encompasses a number of sensitive habitats. Sensitive habitats are areas where the vegetative, water, or fish and wildlife resources provide particularly valuable plant and animal habitats. They can be easily disturbed or degraded by human activities and developments. Some such areas, including Greco Island, Bird Island, and portions of Bailling Island and Redwood Peninsula, are protected by the San Francisco Bay National Wildlife Refuge. Other wetlands and salt ponds also are sensitive habitats for rare and unique birds and mammals, while the highest elevations in the City include sensitive habitats for rare and unique plants and invertebrates.

A unique variety of visual resources can be found in Redwood City. Some of the localized areas of scenic beauty include Community Park, Edgewood Park, and City Hall Plaza. Stands of oaks, other native vegetation, and towering redwoods give parts of Redwood City a greenbelt character. Cordilleras Creek with its vegetation on both sides provides a scenic backdrop for attractive homes. Redwood City is rich with history, and many buildings have been designated as historic landmarks. Some notable examples are the old County Courthouse with its stained-glass dome, the Lathrop House (1863), the Sequoia Fox Theatre (1928), Union Cemetery (1859), Sequoia High School (1924), and residential buildings in the Stambaugh-Heller Historic District (1860-1905).

The visual quality of the urban area is heightened by views of the San Francisco Bay and nearby hills. The Easter Cross and Easter Bowl promontory and the Edgewood County Park afford panoramic vistas of urban settlement, rural clusters among abundant vegetation, lakes, rock outcrops, the San Francisco Watershed, the Santa Cruz Mountains, winding roads, the baylands and the Bay, and hills beyond the Bay.

Many other Redwood City assets are worthy of conservation. They include but are not limited to the Sequoia High School campus, the Hetch Hetchy right of ways, residential character, Broadway, industrial estates, neighborhood services, the churches, Sequoia Hospital, the Fair Oaks Community Center, and the local
citizenry.

Areas of outstanding scenic, historic, and cultural value:
Outstanding scenic attractions that can be viewed from and within Redwood City include San Francisco Bay, the baylands with their sloughs, marshes, and wildlife, Edgewood Road and cordilleras Creek Canyon, Edgewood County Park with its trails, wildflowers, and wildlife, the Easter Cross and Easter Bowl, the Woodside hills, and the City of San Francisco Crystal Springs Reservoir watershed. Redwood City is the oldest settlement between San Francisco and San Jose, the County Seat of San Mateo County, and a commercial and industrial center. This heritage and evolution endow Redwood City with a wide range of cultural values, many of which are yet to be fully appreciated. The Old Courthouse dome, as viewed both from outside and from within, is a singular attraction in Redwood City's downtown.

CONSERVATION OBJECTIVES
1. Recognize that human rights, dignity, and man's dependency upon his environment must not be subordinated to economic issues.

2. Preserve and restore the natural characteristics of San Francisco Bay and adjacent lands, and recognize the role of the Bay's vegetation and water area in maintaining a favorable climate and good air and water quality.

3. Preserve historically and architecturally significant structures and archaeological sites, in order to promote a greater sense of historic awareness and community identity and enhance the quality of urban living.

CONSERVATION POLICIES
C- 1. Promote expansion and improvement of public transportation services and facilities, where appropriate, for their air quality benefits.

C- 2. Foster development which, by its location and design, reduces the need for nonrenewable energy resources.

C- 3. Environmentally unique open spaces such as San Francisco Bay, its tributaries, sloughs, and marshlands should be protected and enhanced for conservation and recreation purposes.

C- 4. Preserve the forest-like character of the Emerald Lake Hills area by restricting development on slopes which exceed 30 percent.

C- 5. Prime animal habitat areas should be conserved by protecting the natural vegetative growth of the Redwood City area.

C- 6. Conserve existing sources of water supplies by increasing reclamation of waste waters for suitable uses, and protect the water quantity and quality of underground aquifers as an alternate emergency source of fresh water.

C- 7. The visual qualities of the community should be preserved and improved.

C- 8. The City should promote the conservation and revitalization of the Downtown as a major focal point for the identity of Redwood City.

C- 9. Promote and encourage community cultural activities as a major focal point for the identity of Redwood City.

C-10. The City should continue the designation of historic buildings and sites throughout Redwood City and follow the procedures outlined in the Historic Preservation Ordinance for any repairs, additions, or demolition.