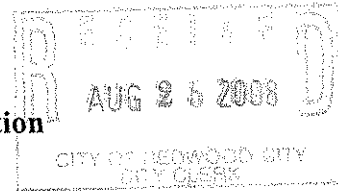


City of Redwood City
November 4, 2008 Presidential General Election



CI-2008-11

Impartial Analysis by the City Attorney of Measure V

Measure V would require a majority of voters at a Citywide election to approve future development of Cargill Lands, consisting of approximately 1,450 acres of land east of Highway 101 and south of Seaport Boulevard.

Effect of Measure

The use of land in Redwood City is governed by the City's General Plan and Zoning Code. The General Plan is a long-term development plan for the City. The Zoning Code divides the City into districts and sets forth the specific land uses allowed within each district. Currently, the General Plan and Zoning Code may be amended by a majority vote of the City Council after public hearings, Planning Commission review, and environmental review.

Measure V would change the City's Charter to require majority voter approval of legislative acts, such as changing the General Plan or Zoning Code, permitting Cargill Lands to be used for any purpose other than agriculture, public parks and recreation, restored wetlands, certain extractions from San Francisco Bay, or conditional or accessory uses already permitted.

Cargill Lands is the largest undeveloped, privately-owned area remaining in the City. This area has been used for the production of salt and consists primarily of salt ponds.

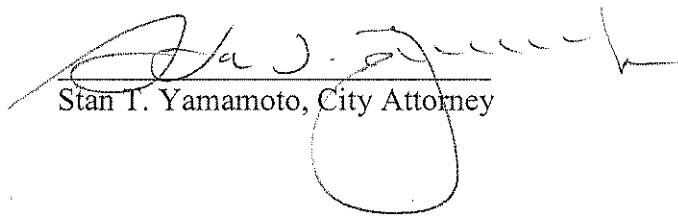
The voter approval requirement would not apply in order to prevent or make repairs from an emergency, in order to avoid an unconstitutional taking of the land, or when the owner has obtained a vested right in the land.

Changes requiring voter approval must be presented at an already scheduled election.

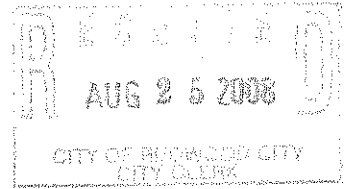
Fiscal Impact

Measure V would increase costs to the City by requiring a Citywide election if Cargill Lands are redesignated for a different use. The cost of the election would be \$45,000, not including other costs such as City staff time. The City could incur additional legal costs of unknown amount related to implementation of or legal challenges to the measure.

Date: Aug 25, 2008


Stan T. Yamamoto, City Attorney

City of Redwood City
November 4, 2008 Presidential General Election



4:10 P.M.

Impartial Analysis by the City Attorney of Measure W

Measure W would require owners of property covered by the measure to obtain the approval of two-thirds of voters at a Citywide election to change the use of their land and would require the City to obtain the same voter approval to redesignate those lands for a different use.

Effect of Measure

The use of land in Redwood City is governed by the City's General Plan and Zoning Code. The General Plan is a long-term development plan for the City. The Zoning Code divides the City into districts and sets forth the specific land uses allowed within each district. Currently, the General Plan and Zoning Code may be amended by a majority vote of the City Council after public hearings, Planning Commission review, and environmental review.

Land Uses Requiring Voter Approval: Measure W would change the City's Charter to require two-thirds voter approval of legislative acts, such as changing the General Plan or Zoning Code, permitting covered property to be used for any purpose other than agriculture, public parks and recreation, restored wetlands, or certain extractions from San Francisco Bay.

Property Covered by the Measure: Lands that are designated as "Park", "Unimproved Areas (Land or Water)", "Future Development Expanding Limits of Urbanization", "Controlled Waterway (Redwood Shores Area)", or "San Francisco Bay Water" in the General Plan and designated as "Tidal Plain" or "Redwood Shores Bay Front" in the Zoning Code are covered by the measure. Those designations include but are not limited to the following properties:

- Cargill Lands and certain adjacent parcels;
- Docktown Area;
- 7 private homes near Red Morton Park;
- The Bair, Greco and Bird Islands;
- 14 out of 32 parks within the City;
- portions of the Oracle campus;
- open space area at The Preserve in Redwood Shores;
- a church, radio station, wastewater treatment facility, and other parcels in Redwood Shores Bay Front Zoning District;
- certain private parcels north of Seaport Boulevard and east of Highway 101; and
- the lagoons at Redwood Shores, the waters around the Port of Redwood City, and certain other bodies of water and submerged lands.

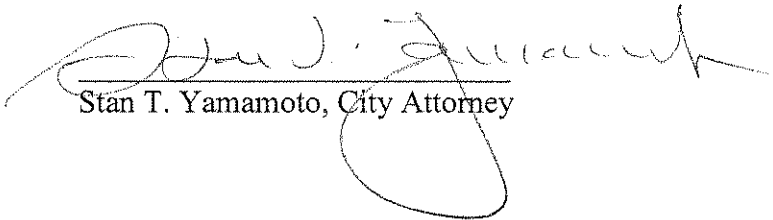
The voter approval requirement would not apply in order to avoid an unconstitutional taking of covered property, to comply with state law housing obligations, or when an owner has obtained a vested right in a covered property.

Changes requiring voter approval may be presented at a special or regularly scheduled municipal election.

Fiscal Impact

Measure W would increase costs to the City by requiring Citywide elections each time a covered property is redesignated for a different use. The cost would be between \$212,000 and \$247,000 for a special election and \$45,000 for a general election, not including other costs such as City staff time. The City could incur additional legal costs of unknown amount related to implementation of or legal challenges to the measure.

Date: Aug 25, 2008


Stan T. Yamamoto, City Attorney