

Chapter 13. Population and Housing

This chapter describes the setting and the potential population and housing impacts of the CWP. It describes existing conditions related to population and housing and associated regulatory frameworks. The potential impacts are analyzed and mitigation measures are proposed, as needed.

13.1 Existing Setting

The San Mateo WWTP service area encompasses the City of San Mateo, the Foster City and Estero Municipal Improvement District (EMID), the Town of Hillsborough (Hillsborough), Crystal Springs County Sanitation District (CSCSD), and portions of San Mateo County. The service area is shown on Figure 2-1 in Chapter 2. Because the provision of wastewater services could affect population and housing throughout the service area, the existing setting provides information for each of the local governments in the service area.

13.1.1 City of San Mateo

The City of San Mateo occupies approximately 15.7 square miles (City of San Mateo, 2010a). The City is bordered by San Francisco Bay and urban and suburban development on all sides. Population growth has generally remained slow, mainly due to the lack of vacant land available for development. The General Plan (City of San Mateo, 2009) includes population and household projections through 2030. Growth is expected to continue at a slow rate, from an estimated 2015 population of 108,500 to an estimated 2030 population of 119,800, an increase of approximately 18 percent from 2013. The number of households in 2030 is projected to be 48,570, up from an estimated total of 43,260 households in 2015 (City of San Mateo, 2009). The population and housing increases would be a result of increased infill development and the development of Bay Meadows Phase 2 (City of San Mateo, 2009).

In 2004, the City introduced Voter Initiative Measure P, a reauthorization of Measure H, originally approved by the voters in 1991. The purpose of Measure P was to maintain “the San Mateo General Plan so as to preserve the livability and suburban character of the City of San Mateo by essentially maintaining height limits and densities established by San Mateo voters in 1991, while providing for the level of economic growth projected in the San Mateo General Plan and increasing the City’s commitment to providing its fair share of affordable housing.” In general, Measure P permits residential development at a range of densities from 9 to 50 units net per acre, with the higher end of the density range to be used only for projects that provide substantial public benefits. Residential development is also allowed in commercial districts. Measure P includes a requirement for inclusionary housing administered by the City’s Below Market Rate Housing Program.

13.1.2 City of Foster City and Estero Municipal Improvement District

The EMID encompasses Foster City and a small part of the City of San Mateo. The 2013 population of Foster City was 31,120 (City of Foster City, 2015). For the same year, the number of households was estimated to be 11,971 (U.S. Census Bureau, 2013). Foster City is bordered by San Francisco Bay and the City of San Mateo. The population of Foster City is projected to reach 33,000 by 2030 (City of Foster City, 2015), an increase of approximately 6 percent.

13.1.3 Town of Hillsborough

As of January 2013, the population of Hillsborough was 11,115 (Town of Hillsborough, 2014). The 2030 population is expected to reach approximately 13,000, an increase of approximately 17 percent, though the estimate by the Association of Bay Area Governments on which the town’s data is based may be overstated (Town of Hillsborough, 2014). In 2010, Hillsborough contained approximately 3,912 housing units.

13.1.4 San Mateo County and Crystal Springs County Sanitation District

The San Mateo WWTP service area includes a portion of San Mateo County. CSCSD encompasses a developed residential area in unincorporated San Mateo County bounded approximately by Interstate 280,

State Route 92 (SR-92), Crystal Springs Road, and Parrott Drive (County of San Mateo, 1999) (see Figure 2-1 in Chapter 2). CSCSD is located within the San Mateo Highlands planning area of the San Mateo County Housing Element (County of San Mateo, 2012). The County Housing Element identifies 10 remaining vacant developable sites.

13.2 Regulatory Framework

13.2.1 State Regulations

The California Government Code Section 65580–65589.8 addresses housing needs in California. The code provides direction for local governments in planning for housing needs and states, including the following:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in their general plan and to cooperate with other local governments and the state in addressing regional housing needs.
- Counties and cities should recognize their responsibilities in contributing to the attainment of the state housing goal.
- Counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.

Government Code Section 65400 requires each governing body (i.e., city council or board of supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's housing element of their general plan, as overseen by the California Housing and Community Development Department.

13.2.2 Local Regulations

13.2.2.1 General Plan

The General Plan (City of San Mateo, 2010a) policies that address housing and population are included in its Housing Element, which is currently being updated. The Housing Element was adopted in 2009 and revised in 2010 (City of San Mateo, 2010b). Policies included in the 2010 update of the Housing Element, which are also contained in the proposed update in the same or similar form, include the following:

- H 2.2: Jobs/Housing Balance – Maintain an overall balance of housing and employment within the community over the term of the plan.
- H 2.5: Distribution of Low- and Moderate-Income Housing – Attempt to distribute low- and moderate-income housing developments throughout the City. Encourage the mixing of market-rate and low/moderate-income units where feasible.
- H 2.6: Rental Housing – Encourage development of rental housing for households unable to afford ownership housing.
- H 2.10: Housing Densities – Maintain a density range, with densities at the higher end of the range to be considered based on provision of public benefits such as affordable housing, increased open space,

public recreational facilities, or offsite infrastructure improvements, or location adjacent or near (generally within a 0.5-mile walking distance) transit nodes.

13.2.2.2 City of Foster City

The *City of Foster City – General Plan* (City of Foster City, 1999), including the latest Housing Element (City of Foster City, 2015), contains several policies regarding population and housing, including the following:

- LUC-A Preservation of the City’s Residential Neighborhoods – Preserve and strengthen the identity and qualities of Foster City’s residential neighborhoods and assure that (1) all new development, renovation or remodeling are harmoniously designed and operated to integrate with existing neighborhoods; (2) noise, traffic, and other conflicts between residential and non-residential land uses are eliminated to the extent possible, and (3) each residential neighborhood has access to developed park or park-like recreational area within walking distance.
- H-A Reinforce the City's Commitment to Meeting Housing Needs – Establish and monitor goals, policies and programs to address Foster City's housing needs, encourage public participation in all housing policy matters, and promote equal housing opportunities.
- H-A-1 City Leadership – Provide an active leadership role in helping to attain the objectives of the Housing Element by following through on the actions prescribed in the Housing Element in a timely manner and monitoring progress annually to review housing goals and target achievements. Foster City will provide a statistical summary of residential building activity correlated to various types of housing, household needs, incomes, and Housing Element program targets.
- H-A-4 Review Potential Environmental Impacts of New Housing – When a new housing development is proposed, perform a review of potential environmental impacts so that the impacts on existing and prospective residents are considered.
- H-D-1 Housing Opportunity Areas – Given the diminishing availability of developable land, Foster City will identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other Foster City General Plan (City of Foster City, 1999) policies.
- H-D-3 Encourage Housing as Part of New Development Projects – As opportunities for the redevelopment of property occur, whether financed with public funds or not, evaluate whether the subject site and project could and/or should include multifamily housing units as a part of the overall project, including apartments, condominiums, townhouses, or a mix of housing types.
- H-D-5 Planned Development Process – Encourage the use of the planned development process to achieve a diversity of housing types and tenure and to provide greater choice for residents and workers in Foster City.

13.3 Assessment Methods and Thresholds of Significance

Impacts on population or housing may occur if the CWP would result in the following:

- Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere

13.4 Environmental Impacts

TABLE 13-1

Summary of Population and Housing Impacts

Programmatic Environmental Impact Report, City of San Mateo Clean Water Program

Impact	In-System Storage Program	Full Conveyance Program	New Headworks Project	Primary Clarifier Project
Impact 13-1. Implementation of the CWP could induce population growth.	Less than significant impact			
Impact 13-2. Implementation of the CWP would not displace housing or people.	No impact	No impact	No impact	No impact

Impact 13-1. Implementation of the CWP could induce population growth.

In-System Storage Program

The existing WWTP is permitted to treat an average dry weather flow (ADWF) of 15.7 mgd and currently has sufficient hydraulic capacity to support this flow. The actual current ADWF is approximately 11 mgd (Carollo Engineers Inc., 2014). Existing processes within the WWTP have a treatment capacity of over 15.7 mgd, except for the centrifuges for the biosolids, which have a dry weather capacity of 14.6 mgd (Carollo Engineers, Inc., 2014). Based on the modest population growth expected in the service area and planned for in the local government general plans, the 2035 ADWF is expected to be 13.9 mgd and expansion of the permitted capacity for dry conditions is not anticipated to be needed. Therefore, the permitted ADWF under the In-System Storage Program would continue to be 15.7 mgd. The In-System Storage Program would increase the capacity of the WWTP to collect and treat peak wet weather flows (PWWF) to eliminate SSOs and comply with current and future regulations. The In-System Storage Program would also enable the WWTP to more reliably meet the 15.7 mgd ADWF, and because the permitted ADWF would not change, the In-System Storage Program is not expected to induce population growth. Impacts would be less than significant.

When fully implemented, the In-System Storage Program would produce water that could be used as recycled water. Recycled water use could offset the use of existing potable supplies and increase the overall availability of water resources, potentially inducing growth. However, the infrastructure does not currently exist to convey and use recycled water. Although there have been discussions with the local water supplier, California Water Service Company (Cal Water), regarding recycled water use, no plans have been prepared or approved by Cal Water to construct recycled water infrastructure. The availability of the treated wastewater is not expected to induce population growth. Impacts would be less than significant.

Full Conveyance Program

The impacts of the Full Conveyance Program would be the same as described for the In-System Storage Program. Impacts would be less than significant.

New Headworks Project and Primary Clarifier Project

Because the New Headworks Project and Primary Clarifier Project would be a part of either CWP alternative, the impacts of the New Headworks Project and Primary Clarifier Project would be the same as described for the In-System Storage Program. Impacts would be less than significant.

Impact 13-2. Implementation of the CWP would not displace housing or people.***In-System Storage Program***

WWTP facilities would be constructed on the parcels included in the WWTP Site (see Figure 2-6 in Chapter 2). None of these parcels currently contains housing, and none of them has a land use designation or zoning that supports housing (see Chapter 11).

Repaired, rehabilitated, and new collection system facilities for the In-System Storage Program would be underground and would not displace housing or people or change the land use or zoning of properties. Excavation required for construction of collection system projects would be done in streets or other public rights-of-way. Although these construction activities may cause minor interruptions in site access, such as blocking a driveway, the effects would be temporary, generally less than a few days. Occupation of housing would not be affected, and housing and people would not be displaced.

One or more locations may be used for an in-system equalization storage basin as part of the In-System Storage Program. Locations would include City-owned parks, parking lots, or undeveloped parcels; and parking lots or other open space associated with commercial, institutional, and industrial land uses. Sites containing or planned for housing would not be used for the in-system equalization basin.

Full Conveyance Program

WWTP facilities would be constructed on the parcels included in the WWTP Site (see Figure 2-6 in Chapter 2). None of these parcels currently contains housing, and none of them has a land use designation or zoning that supports housing (see Chapter 11).

Repaired, rehabilitated, and new collection system facilities for the Full Conveyance Program would be underground and would not displace housing or people or change the land use or zoning of properties. Excavation required for construction of collection system projects would be done in streets or other public rights-of-way. Although these construction activities may cause minor interruptions in site access, such as blocking a driveway, the effects would be temporary, generally less than a few days. Occupation of housing would not be affected, and housing and people would not be displaced.

New Headworks Project and Primary Clarifier Project

New Headworks Project and Primary Clarifier Project would be constructed on the parcels included in the WWTP Site (see Figure 2-6 in Chapter 2). None of these parcels currently contains housing, and none of them has a land use designation or zoning that supports housing (see Chapter 11). The New Headworks and Primary Clarifier projects would be located at the WWTP Site and would not displace housing or people.

13.5 Mitigation Measures

All impacts to population and housing would be less than significant and no mitigation measures are required.

13.6 References

- Carollo Engineers, Inc. 2104. *City of San Mateo Integrated Wastewater Master Plan*. Prepared for City of San Mateo. October.
- City of Foster City. 1999. *City of Foster City – General Plan*. Chapter 3. Land Use and Circulation Element. Amended June 1999.
- _____. 2015. *City of Foster City Housing Element*. Adopted February 2.
- City of San Mateo. 2009. *Draft Environmental Impact Report for the City of San Mateo General Plan Update*. July 27.

- _____. 2010. *City of San Mateo General Plan – Vision 2030*. Resolution No. 134-2010. Adopted by the City Council on October 18.
- _____. 2010b. *City of San Mateo Housing Element of the General Plan*. Revised February 1.
- County of San Mateo. 1999. *Crystal Springs County Sanitation District Sewer Master Plan*. Prepared by Brown & Caldwell. August.
- _____. 2012. *2007–2014 Draft Housing Element*. Revised. May.
- Town of Hillsborough. 2014. *Town of Hillsborough 2014 Housing Element Covering the Period 2014–2022*. Prepared by Baird + Driskell Community Planning. October.
- U.S. Census Bureau. 2013. Quick Facts Reference – Foster City, California.
<http://quickfacts.census.gov/qfd/states/06/0625338.html>.