

Population and Housing

This chapter describes the setting and the potential population and housing impacts of the proposed Project. It describes existing conditions related to population and housing and associated regulatory frameworks. It also analyzes the potential impacts of the proposed Project and assesses the mitigation measures proposed, as applicable.

13.1 Existing Setting

The City of San Mateo occupies approximately 15.7 square miles (City of San Mateo, 2015a). 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, 2015a) includes population and household projections through 2030. Growth is expected to continue at an approximate rate of 18 percent, from an estimated 2015 population of 108,500 to an estimated 2030 population of 119,800. The number of households in 2030 is projected to be 46,770, up 11.6 percent from an estimated total of 41,880 households in 2015 (City of San Mateo, 2015a). The population and housing increases would be a result of increased infill development and the development of Bay Meadows Phase II and the Rail Corridor Area (City of San Mateo, 2015a).

In 2004, the City introduced Voter Initiative Measure P, a reauthorization of Measure H, originally approved by the voters in 1991 (City of San Mateo, 2004). 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.

13.2 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, in part, 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 policies that address housing and population are included in its Housing Element, which was adopted in 2015 and amended later the same year (City of San Mateo, 2015b). Policies in the Housing Element 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.

13.3 Assessment Methods and Thresholds of Significance

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

- Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere.

13.4 Environmental Impacts

Impact 13-1. Would implementation of the proposed Project induce unplanned population growth?

The City's WWTP has an ADWF permitted capacity of 15.7 mgd. Projected future dry weather flows assume that flows and loads will increase proportionally to anticipated increases in population. However, the permitted capacity of the WWTP would not increase beyond current levels.

By increasing the capacity of the City’s collection system, the proposed Project would enable the WWTP to more reliably meet the 15.7-mgd ADWF; however, because the permitted ADWF would not change, the proposed Project would not induce population growth and there would be no impacts.

Impact 13-2. Would implementation of the proposed Project displace housing or people?

Proposed facilities would be underground and would not displace housing or people. Excavation required for construction of the diversion sewer pipelines would occur within road ROWs and could cause temporary interruptions to site access within adjacent neighborhoods. However, the effects would be temporary, and would not displace people within the Project area, therefore, impacts would be less than significant.

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. 2014. *City of San Mateo Integrated Wastewater Master Plan*. Prepared for City of San Mateo. October.

City of San Mateo. 2004. Measure P Ordinance. Available at <http://www.smartvoter.org/2004/11/02/ca/sm/meas/P/>. Results as of December 15.

City of San Mateo. 2015a. *City of San Mateo General Plan – Vision 2030*. Land Use. Resolution No. 36 (2015). Amended by the City Council on April 6.

_____. 2015b. *Housing Element of the General Plan, 5th Cycle Planning Period (2015-2023)*. Resolution No. 36 (2015). Amended by the City Council on April 6.