

4.K Population and Housing

4.K.1 Introduction

This section describes population, housing, and employment conditions and trends in Brisbane and the surrounding region and evaluates the population and housing-related impacts of development of the Project Site. Feasible mitigation measures are identified to reduce significant impacts.

Population and housing conditions frequently involve economic and social issues, which under CEQA are not considered to be significant effects on the environment. Consistent with CEQA, the analysis of population and housing impacts in this EIR addresses the precursors of physical changes that would result from Project implementation. The increases in population and employment that would result from development of the Project Site would be physically manifested in the form of residential dwelling units (under the DSP and DSP-V scenarios) and commercial, office, and other types of development (under all scenarios), resulting in the construction and operational impacts addressed throughout this EIR. In fact, all of the impacts addressed in the EIR would result from the construction of buildings and operation of uses associated with planned increases in population and employment within the Project Site.

In addition, the relative balance between the number of jobs and amount of housing in a given area affects vehicle miles traveled and associated emissions of air pollutants and greenhouse gases (GHGs), as well as energy consumption related to vehicular travel. In general, improving the proximity between jobs and housing (also described as jobs/housing balance) decreases the number of vehicle miles traveled between home and work, resulting in decreased air and greenhouse emissions and decreased vehicular energy consumption. In areas where a jobs/housing balance is accompanied by higher development intensities, the ability to travel by transit, bicycle, and pedestrian modes is increased, resulting in decreased traffic congestion, along with future reductions in air pollutant and GHG emission and energy consumption. Thus, many of the regional planning efforts within the San Francisco Bay Area aimed at reducing traffic congestion, energy consumption, and emissions of air pollutants and GHGs revolve around improving jobs/housing balance within the Bay Area's subregions.

The analysis in this section relies primarily on information from the United States Census Bureau, the California Department of Finance, the Association of Bay Area Governments (ABAG), and the Brisbane General Plan Housing Element.

4.K.2 Environmental Setting

This subsection provides an overview of regional and local population, housing, and employment conditions.

Population and Housing Conditions

Regional Population

According to the 2010 Census, there were 7.15 million people living in the nine-county Bay Area region.¹ The region's population grew by 13 percent between 1990 and 2000 and by 5.4 percent between 2000 and 2010. The population of San Mateo County (within which Brisbane is located) grew by nine percent between 1990 and 2000 and the population of the City and County of San Francisco² (adjacent to Brisbane) grew by about seven percent, somewhat lower rates of growth than the region as a whole experienced. Between 2000 and 2010, San Mateo County's population grew by about 1.6 percent, less than a third the rate of growth for the Bay Area during this period, and neighboring San Francisco grew by about 3.7 percent, also slower than the region as a whole.

Regional Housing Conditions

Housing production did not keep pace with population growth and household formation during the 1990s, exacerbating an imbalance between population growth and housing availability from previous decades.³ This imbalance between local housing and local employment opportunities is a major contributor to long commute distances, resulting in increased traffic congestion, air pollutant and GHG emissions, and non-renewable energy consumption (ABAG, 2011). Between 1990 and 2000, when population in the region increased by 13 percent, the number of housing units increased by eight percent and the number of households⁴ increased by 10 percent. Between 2000 and 2010, the relative increases in population and housing production in the nine-county region shifted; population grew by 5.4 percent over the decade and the number of housing units increased by nine percent. During this period the number of households in the Bay Area increased by 5.8 percent. Overall, 421,000 housing units were added in the Bay Area between 1990 and 2010, an increase of about 18 percent. Housing vacancy rates for the region overall declined between 1990 and 2000 and increased between 2000 and 2010, demonstrating the different rates of population growth, household formation, and housing production over this 20-year period.

According to ABAG, a five-percent vacancy rate is considered necessary to permit ordinary mobility in rental housing, and a two-percent vacancy rate is considered necessary to permit ordinary mobility in for-sale housing. Vacancy rates below these levels indicate a constrained housing market in which residents will have difficulty finding appropriate units and competition for units will drive up housing prices, indicating a need for new housing to accommodate the

¹ The nine-county Bay Area region consists of the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

² The City and County of San Francisco share the same jurisdictional boundaries.

³ According to ABAG, household growth between 1960 and 1970 was about a third of population growth; although the number of new households almost matched population growth in the 1970s, in the 1980s the ratio of new households to population returned to that of the 1960s, with one new household forming for every three new residents. Housing affordability affects the rate of household formation and therefore household size. The higher costs of housing resulting from increased demand contributed to an increase in the size of households, from 2.57 persons per household in 1980 to 2.61 persons per household in 1990 and 2.68 persons per household in 1995 (ABAG, 1999).

⁴ The number of households is equivalent to the number of occupied housing units; a household includes all persons living in the same housing unit.

existing population (ABAG, ND). Units that are temporarily occupied entirely by persons with primary residences elsewhere are included in the category of “vacant housing units” by the United States Census Bureau (United States Census Bureau, 2011a). Such units, which include, for example, second homes and timeshares, are therefore included in total vacancy rates but are not included in for-sale or rental vacancy rates since they are not available on the for-sale or rental markets.

Table 4.K-1 shows the number of housing units, total vacancy rate, and homeowner and rental vacancy rates for the nine Bay Area counties in 2010.

**TABLE 4.K-1
BAY AREA HOUSING VACANCY RATES BY COUNTY, 2010**

County	Total Housing Units	Total Vacancy Rate	Vacancy Rates for Housing Units Available for Sale or Rent	
			For-Sale Vacancy Rate	Rental Vacancy Rate
Alameda	582,549	6.4	1.8	6.4
Contra Costa	400,263	6.2	2.1	6.8
Marin	111,214	7.2	1.8	5.2
Napa	54,759	10.7	2.4	7.1
San Francisco	376,942	8.3	2.3	5.4
San Mateo	271,031	4.9	1.3	4.6
Santa Clara	631,920	4.4	1.4	4.3
Solano	152,698	4.2	2.5	7.7
Sonoma	204,572	9.2	1.9	5.1

SOURCE: United States Census Bureau, 2011b.

Table 4.K-2 shows the number of housing units, total vacancy rate, and homeowner and rental vacancy rates for Brisbane, adjacent cities in San Mateo County, and San Francisco in 2010. As shown, for-sale vacancy rates in Brisbane and South San Francisco are below the minimum rate (two percent) to allow for normal turnover and adequate housing choice, while rental vacancy rates are below optimal (five percent) in Daly City and South San Francisco. Rental vacancy rates are above the acceptable minimum in Brisbane and San Francisco.

**TABLE 4.K-2
HOUSING VACANCY RATES IN BRISBANE AND ADJACENT CITIES, 2010**

City	Total Housing Units	Total Vacancy Rate	For Sale Vacancy Rate	Rental Vacancy Rate
Brisbane	1,934	5.8%	1.3%	5.5%
Daly City	32,588	4.6%	1.9%	4.2%
South San Francisco	21,814	4.0%	1.3%	4.0%
San Francisco	376,942	8.3%	2.3%	5.4%

SOURCE: United States Census Bureau, 2011b.

Project Site Housing and Population Conditions

The Project Site currently contains no housing and no resident population.

Area Population and Housing Growth Rates

Since 1990, approximately 19,000 housing units were added in San Mateo County, with about 40 percent of the new units added in cities in the northern part of the county.⁵ Housing stock in the county increased by 8,800 housing units, or about 3.5 percent, between 1990 and 2000, as compared to the county’s 8.9-percent population growth during that period. Between 2000 and 2010, housing stock increased by 10,500 housing units (about four percent), compared to the county’s population growth of 1.6 percent during this period. Overall, housing in San Mateo County increased by 7.6 percent between 1990 and 2010 compared to a 10.6-percent increase in population during this period. As of 2010, the vacancy rates indicate that housing in the county continues to be constrained, with for-sale and rental vacancy rates below those considered optimal to allow normal turnover and adequate housing choice. As shown in Table 4.K-1, above, the for-sale vacancy rate in the county in 2010 was 1.3 percent and the rental vacancy rate was 4.6 percent.

Brisbane’s population in 2010 was 4,282 persons, according to the 2010 Census. The city’s population grew substantially over the last two decades, increasing by 22 percent between 1990 and 2000 and by 19 percent between 2000 and 2010. The city added 1,330 residents over this 20-year period, a 45-percent increase. This recent growth reversed a trend of slightly declining population between 1970 and 1990. **Table 4.K-3** summarizes the city’s recent population and housing trends. Brisbane’s strong growth between 2000 and 2010 contrasts with the experience of substantially slower growth rates in much of the rest of the Bay Area described above. For comparison, **Table 4.K-4** shows population data from the last three decennial censuses for Brisbane and nearby cities in northern San Mateo County, San Francisco (which abuts Brisbane on the north), and the nine-county Bay Area.

**TABLE 4.K-3
 BRISBANE POPULATION AND HOUSING TRENDS, 1970-2010**

	1970	1980	1990	2000	2010	Change 1970- 1980	Change 1980- 1990	Change 1990- 2000	Change 2000- 2010
Population	3,003	2,969	2,952	3,597	4,282	-1.1%	-0.6%	+21.8%	+19.0%
Households ^a	1,133	1,362	1,300	1,620	1,821	+20.2%	-4.6%	+24.6%	+12.4%
Housing Units	1,172	1,405	1,382	1,831	1,934	+19.9%	-1.6%	+32.5%	+5.6%
Vacant Units	39	43	82	211	113	+4	+39	+129	-98
Total Vacancy Rate	3.3%	3.1%	5.9%	11.5%	5.8%	-6.1%	+90.3%	+94.9%	-49.6%

^a The number of households is equivalent to the number of occupied housing units.

SOURCE: City of Brisbane, 2011; United States Census Bureau, 2011b.

⁵ This percentage includes the cities of Brisbane, Colma, Daly City, Millbrae, Pacifica, San Bruno, and South San Francisco; it does not include housing added in unincorporated San Mateo County, for which geographic distribution information is not available.

**TABLE 4.K-4
POPULATION TRENDS FOR BRISBANE, ADJACENT CITIES, AND BAY AREA, 1990-2010**

Jurisdiction	Population			% Change 1990-2000	% Change 2000-2010
	1990	2000	2010		
Brisbane	2,952	3,597	4,282	+21.8%	+19.0%
Daly City	92,088	103,625	101,123	+12.5%	-2.4%
South San Francisco	54,312	60,552	63,632	+11.5%	+5.1%
San Francisco	723,959	776,733	805,235	+7.3%	+3.7%
Nine-County Bay Area	6,020,147	6,783,762	7,150,739	+12.7%	+5.4%

SOURCE: State of California Department of Finance, 2011; State of California Department of Finance, 2007.

About 550 housing units were added to Brisbane’s housing stock between 1990 and 2010, a 40-percent increase. Of these 550 new units, 103 were added between 2000 and 2010, representing a 6-percent increase. Table 4.K-3 above shows the changes in the number of housing units and households in Brisbane over the past several decades. Housing production between 1990 and 2010 did not keep pace with the city’s 45-percent increase in population over this period, which could be the result of such factors as the availability of existing housing units or an increase in the number of families and/or family and household sizes. In 2010, 1,821 of a total of 1,934 housing units were occupied, indicating a total vacancy rate of approximately 5.8 percent. Brisbane’s 2010 vacancy rate is substantially lower than its 2000 rate (11.5 percent) and about the same as its 1990 rate (5.9 percent).

Employment

Regional Employment Conditions

The Bay Area experienced substantial job growth during the 1990s fueled by the technology (i.e., dot com) boom, and subsequently suffered substantial job losses between 2000 and 2010 due to the “dot com” bust, the national recession, and the slow recovery. Between 1990 and 2000, the region gained nearly 550,000 jobs, a 17-percent increase. Between 2000 and 2005, the Bay Area region lost more than 300,000 jobs, an eight-percent decrease from 2000. ABAG estimates that the number of jobs in the Bay Area increased slightly (by less than one percent) between 2005 and 2010, resulting in a 7.4-percent net decrease in jobs between 2000 and 2010 (ABAG, 2009).

In San Mateo County, nearly 60,000 jobs were added between 1990 and 2000, an 18-percent increase, and more than 40,000 jobs were lost between 2000 and 2010, a 10-percent decrease from 2000. The county had a total of about 346,320 jobs in 2010 (ABAG, 2009).

Employment in neighboring San Francisco was also volatile during this 20-year period. Between 1990 and 2000, San Francisco added 63,000 jobs, an 11-percent increase from 1990 employment levels, but lost nearly 74,000 jobs in the next decade, an 11.5-percent decrease from 2000 (ABAG, 2009).

There are many more jobs in Brisbane than residents, making the city a “jobs rich” importer of labor. ABAG estimates that there were a total of 7,220 jobs in the Brisbane city limits in 2010 and an additional 1,470 jobs in Brisbane’s sphere of influence (SOI)⁶ (ABAG, 2009, 2012), representing about 2.5 percent of all jobs in San Mateo County in 2010. Brisbane’s job growth experience contrasted with the regional trend of the past 10 years. Approximately 780 jobs were added between 1990 and 2000, a 12-percent increase that was consistent with regional job growth. In contrast to regional trends, however, 1,210 jobs also were added between 2000 and 2010, a 16-percent increase over 2000 employment levels. This increase is likely due to the fact that the employment sectors located in Brisbane (including warehousing, distribution, and transportation businesses at Crocker Park and professional services at Sierra Point) were not as affected by the “dot com” bust as were technology-oriented industries and sectors more closely linked to them. Between 1990 and 2010, the number of jobs in Brisbane increased by 30 percent (ABAG, 2009). These recent trends are shown in **Table 4.K-5**.

**TABLE 4.K-5
 JOB TRENDS FOR BRISBANE AND ADJACENT CITIES, 1990 – 2010**

Geographic Area ^a	Number of Jobs			Change 1990 – 2000	% Change 1990 – 2000	Change 2000 – 2010	% Change 2000 – 2010
	1990	2000	2010				
Brisbane	6,700	7,480	8,690	+780	+11.6%	+1,210	+16.2%
Daly City	20,530	17,270	18,800	-3,260	-15.9%	+1,530	+8.9%
South San Francisco	44,140	45,190	43,120	+1,050	+2.4%	-2,070	-4.6%
San Francisco	579,180	642,500	568,730	+63,320	+10.9%	-73,770	-11.5%

^a Estimates for cities include their respective spheres of influence.

SOURCE: ABAG, 1999; ABAG, 2009.

Project Site Employment Conditions

As described in Chapter 3, *Project Description*, the Project Site is largely undeveloped. The two lumberyards located at the site have a combined total of about 35 employees. The other existing businesses, consisting of a cooking fuels and equipment manufacturing/distribution company, a small industrial park, a rock and concrete crushing operation, and a soils processing operation, together employ about 60 individuals.

The CPP and CPP-V scenarios include the existing Recology resource recovery company, as described in Chapter 3, *Project Description*, and shown in Figures 3-13 and 3-14. Recology currently has 1,102 employees at its existing site.

⁶ The SOI of each incorporated city within a county is determined by the county’s Local Agency Formation Commission. The SOI may include unincorporated county areas or coincide with the city’s existing jurisdictional boundaries. The city is responsible for planning within the SOI, which is assumed to define the city’s probable future jurisdictional boundary. Brisbane’s SOI includes the Quarry area, and Owl and Buckeye Canyons.

Employed Residents and Jobs/Housing Relationship

Employed Residents and Places of Work⁷

This subsection presents information on places of work of local residents and the residences of Brisbane workers prepared by the Metropolitan Transportation Commission (MTC) and ABAG based on 2000 Census data. Comparable data are not yet available from the 2010 Census or the American Community Survey.⁸ As the most current information of its kind currently available, it is presented here to provide an overview of the general distribution of jobs and housing for Brisbane residents and workers.

According to the 2000 Census, there were 2,097 employed residents living in Brisbane (MTC and ABAG, ND). About 15 percent of these employed residents held jobs in Brisbane. Another 38 percent worked in other cities in San Mateo County and 36 percent worked in San Francisco. About 9 percent worked in Santa Clara and Alameda Counties, and the remaining 2 percent worked in other locations, primarily in other Bay Area counties (MTC, 2004).

Brisbane residents working in Brisbane in 2000 held about five percent of the jobs in Brisbane. Residents of other San Mateo County cities and San Francisco held most of Brisbane's jobs. In particular, San Francisco residents held about 29 percent of the jobs in Brisbane, Daly City residents about 8 percent, South San Francisco and city of San Mateo residents about six percent each, and San Bruno and Pacifica residents about four percent each. Residents of other parts of San Mateo County held another 14 percent of Brisbane's jobs, while residents of Santa Clara, Alameda, and Contra Costa Counties held a total of about 18 percent of the city's jobs. Residents of other parts of the Bay Area held another four percent of the city's jobs, and residents outside the Bay Area held the remaining two percent of the city's jobs (MTC, 2004).

At the Recology site, which is included in the CPP and CPP-V scenarios, San Mateo County and San Francisco residents make up about 52 percent of the 1,100-employee work force (26 percent of site employees from each county); Contra Costa County residents account for about 20 percent of the work force, and Solano County and Alameda County residents make up 11 and 9 percent of the work force, respectively. Residents of other the Bay Area counties (Santa Clara, Marin, Napa, and Sonoma) make up about five percent of the work force, and residents of other counties make up about two percent.

Relationship of Jobs and Housing

The overall relationship between jobs and housing in an area identifies the extent to which a community enjoys a balanced mix of land uses, thereby offering job opportunities to local residents and housing opportunities for workers employed in local jobs. The jobs/housing balance is frequently indicated by comparing the number of jobs in the community or area to the number of employed residents. A region with too many jobs relative to employed residents is likely to experience escalation in housing prices (with a concurrent decline in affordability for the lower-

⁷ Census estimates on place of work and place of residence presented in this section are based on sampling data.

⁸ The United States Census Bureau's American Community Survey now collects some of the information previously collected in decennial census sampling (long-form) data.

income segments of the community) due to the effects of supply (limited available housing) and demand (by workers residing outside the area), and intensified pressure for additional residential development. Such an imbalance can result in a large amount of “in-commuting” for employees, increasing traffic congestion, air pollutant and GHG emissions, and use of non-renewable fossil fuels for vehicular travel. Conversely, a region that has relatively few jobs in comparison to employed residents is likely to have many residents commuting to jobs elsewhere, also increasing traffic congestion, air pollutant and GHG emissions, and use of non-renewable fossil fuels for vehicular travel. The mix of who lives in the community and who works in the community and the extent to which these are the same individuals results from a complex set of interactions, decision factors, opportunities, and constraints that determine where people choose to live and work, how much they spend for housing, and their travel patterns. Jobs/housing ratios evolve over time and reflect the role and location of particular areas within the larger regional context. Regional planning efforts in the Bay Area seek to balance the number of jobs and the number of employed residents, or to improve existing imbalances, for purposes of achieving goals related to improved housing availability and affordability, and to reduce commute distances, congestion, improve air quality, and reduce GHG emissions. While a balance of jobs and housing does not guarantee that local residents will be employed in local jobs, achieving such a balance offers the opportunity to reduce commuting requirements and achieve the resulting environmental and social benefits.

As noted above, Brisbane currently is a “jobs rich” city. ABAG estimates that in 2010 there were approximately 2,060 employed residents and 8,690 jobs in the city and its SOI (more than four times as many jobs as employed residents), as shown in **Table 4.K-6**. Thus, the ratio between jobs and employed residents in Brisbane is not balanced, and projections indicate that there will continue to be substantially more jobs than employed residents in the future. As discussed above, such an imbalance between jobs and housing typically contributes to higher home prices due to demand outstripping supply, increased traffic congestion in the area, increased air and noise pollution, and longer commute times for workers residing in other cities and counties. That Brisbane currently has a higher rental housing vacancy rate than neighboring cities, despite the relatively large number of jobs in the city, underscores the complexity of factors that influence choices of where people live and work.

**TABLE 4.K-6
 RATIO OF JOBS TO EMPLOYED RESIDENTS FOR BRISBANE,
 ADJACENT CITIES, AND BAY AREA, 2010 AND 2020**

Geographic Area ^a	Jobs		Employed Residents		Jobs/Employed Residents Ratio	
	2010	2020	2010	2020	2010	2020
<i>Brisbane</i>	8,690	12,240	2,060	3,310	4.22	3.70
Daly City	18,800	25,410	47,780	55,340	0.39	0.46
South San Francisco	43,120	48,340	27,670	32,280	1.56	1.50
San Francisco	568,730	647,190	411,900	458,300	1.38	1.41
Total Bay Area^b	3,475,840	4,040,690	3,410,300	3,963,800	1.02	1.02

^a Estimates for cities include their respective spheres of influence.

^b The Bay Area region consists of the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

SOURCE: ABAG, 2009.

ABAG projections indicate that the ratio of jobs to employed residents will decrease somewhat by 2020, to 3.70, although this continuing high ratio of jobs to employed residents indicates that the trend of residents in other areas commuting to Brisbane for work will continue. As also shown in the table, the ratio tips in the opposite direction for some cities in northern San Mateo County (e.g., Daly City and San Bruno); these cities have more employed residents than jobs, suggesting greater overall balance between jobs and employed residents in the general area than is indicated by looking at Brisbane alone.

The ratios of jobs to employed residents in San Mateo County and the nine-county Bay Area indicate a general balance between jobs and employed residents in the county and region, as shown in Table 4.K-6. ABAG estimates for 2010 indicate that the ratio of jobs to employed residents in San Mateo County was about 1.05 and that the ratio for the Bay Area overall was 1.02. That the ratios are greater than one indicates a slight edge of more jobs than employed residents for San Mateo County and the region. The ratio of jobs to employed residents within the county is expected to increase slightly by 2020 and remain about the same for the Bay Area region.⁹

Projected Population, Housing, and Employment Growth

This subsection provides a brief overview of ABAG projections, which are used in this analysis as a long-range forecast of regional and local population, housing, and employment trends.

ABAG Projections 2009

ABAG is the regional planning agency of the San Francisco Bay Area. Its members include the nine Bay Area counties and the 101 cities and towns within the Bay Area. Its mission is to strengthen cooperation and coordination among local governments. Since its inception in 1961, ABAG has examined regional issues such as housing, transportation, economic development, and the environment. ABAG's *Projections* series has provided long-term population, housing, and economic forecasts through a series of computer models. ABAG's model results are relied on by transportation and air quality agencies, water agencies, local governments, and others.

The most recent approved projections developed by ABAG are Projections 2009. **Table 4.K-7** shows ABAG's Projections 2009 population and housing projections for Brisbane and other cities in the vicinity and the Bay Area as a whole, along with 2010 Census information.

Based on ABAG projections for 2035 (the horizon year for ABAG's current projections series), the population of the Bay Area is expected to grow by approximately 27 percent relative to the region's population according to the 2010 Census (ABAG, 2009; United States Census Bureau,

⁹ It is noted that a balance in the numbers of jobs and employed residents indicates an increased opportunity for shorter commute distances, and does not necessarily indicate actual commute distances are shorter than in areas with a greater imbalance between jobs and housing. Even with a good statistical balance of jobs and housing, substantial commuting may occur into and out of an area. County-to-county commute data for San Mateo County in 2000, for example, indicate roughly equal numbers of workers commuting into the county from other areas (147,283 workers) and out of the county for work in other counties (148,003 workers) (California Economic Development Department, 2008).

**TABLE 4.K-7
POPULATION AND HOUSEHOLD GROWTH INDICATED BY PROJECTIONS 2009 FOR BRISBANE,
SURROUNDING CITIES, AND THE BAY AREA, 2020 AND 2035**

Geographic Area^a	2010 Census^b	2020^c	2035^c	Change 2010 – 2020^d	% Change 2010 – 2020^d	Change 2010 – 2035^d	% Change 2010 – 2035^d
Total Population							
<i>Brisbane</i>	4,282	5,300	7,700	+1,018	+23.8%	+3,418	+79.8%
Daly City	101,123	118,000	136,900	+16,877	+16.7%	+35,777	+35.4%
South San Francisco	63,632	69,700	77,700	+6,068	+9.5%	+14,068	+22.1%
San Francisco	805,235	867,100	969,000	+61,865	+7.7%	+163,765	+20.3%
Total Bay Area^e	7,150,739	8,018,000	9,073,700	+867,261	+12.1%	+1,922,961	+26.9%
Households^f							
<i>Brisbane</i>	1,821	2,330	3,410	+509	+28.0%	+1,589	+87.3%
Daly City	31,090	34,950	40,520	+3,860	+12.4%	+9,430	+30.3%
South San Francisco	20,938	22,840	26,090	+1,902	+9.1%	+5,152	+24.6%
San Francisco	345,811	372,750	415,000	+26,939	+7.8%	+69,189	+20.0%
Total Bay Area^e	2,608,023	2,911,000	3,302,780	+302,977	+11.6%	+694,757	+26.6%

^a Estimates for cities within their jurisdictional boundaries.

^b Population is based on the 2010 Census.

^c Population for 2020 and 2035 is based on ABAG's current projections series, which was published before the 2010 Census was conducted.

^d Because this column compares ABAG projections with actual 2010 Census data, the change indicated may be more pronounced than was expected when the projections were prepared. In most cases the Census data showed lower population and fewer households in 2010 than ABAG had estimated for that year.

^e The Bay Area region consists of the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

^f The number of households is equivalent to the number of occupied housing units.

SOURCE: ABAG, 2009; United States Census Bureau, 2011b.

2011b).¹⁰ By 2035, the number of households in the Bay Area is also projected to increase by 27 percent compared to the number identified in the 2010 Census.

Compared to 2010 Census figures for San Mateo County, the county's population is projected to grow by about 24 percent by 2035 and the number of households is projected to increase by about 25 percent during this period. The population of the northern part of the county is projected to grow slightly faster, by about 28 percent by 2035 compared to the 2010 Census, and the number of households is projected to grow by about 26 percent. ABAG projects that the county's average household size will be about 2.73 persons in 2035 (ABAG, 2009).

The population and number of households in San Francisco are expected to increase by about 20 percent compared to 2010 Census levels.

¹⁰ It should be noted that 2010 Census data were not available when ABAG prepared its most recent projections, which were published in 2009. Because the 2010 Census found that the Bay Area's population (as well as the number of households and housing units) in 2010 was lower than ABAG had estimated for 2010, this percentage increase is somewhat higher than when comparing ABAG's estimate for 2010 with its 2035 projections.

Based on ABAG Projections 2009, by 2035 Brisbane's population is expected to increase by about 80 percent relative to its population in the 2010 Census¹¹ (ABAG, 2009; United States Census Bureau, 2011b). In addition, between 2010 and 2035, Projections 2009 anticipates an increase in the number of households in Brisbane of about 87 percent (1,589 households). By 2035, Brisbane is projected to have more than 3,400 households. ABAG Projections 2009 also indicates that Brisbane's average household size will be about 2.23 persons in 2035. Accommodating this increase in household population, assuming a five-percent overall vacancy rate, would require development of approximately 1,673 new dwelling units in the city.

ABAG projects that the number of jobs in San Mateo County will increase by 17 percent by 2020 (from an estimated 346,320 jobs in 2010 to 404,400 in 2020), and by 46 percent between 2010 and 2035 (ABAG, 2009). ABAG projects that the number of jobs in Brisbane will increase by 41 percent by 2020 (from approximately 8,700 jobs to 12,200) and will more than double (a 114-percent increase) between 2010 and 2035 (to 18,570 jobs in 2035). As these estimates indicate, jobs in Brisbane are projected to grow at a faster rate than population over this 25-year period. **Table 4.K-8** shows ABAG's job projections for Brisbane and other cities in the vicinity and their respective SOIs as well forecasts for the Bay Area region overall.

**TABLE 4.K-8
PROJECTIONS 2009 EMPLOYMENT PROJECTIONS FOR BRISBANE,
NEARBY CITIES, AND BAY AREA, 2010 - 2035**

Geographic Area ^a	Number of Jobs			Change 2010 – 2020	% Change 2010 – 2020	Change C2010 – 2035	% Change 2010 – 2035
	2010	2020	2035				
<i>Brisbane</i>	8,690	12,240	18,570	+3,550	+40.9%	+9,880	+113.7%
Daly City	18,800	25,410	32,910	+6,610	+35.2%	+14,110	+75.1%
South San Francisco	43,120	48,340	59,520	+5,220	+12.1%	+16,400	+38.0%
San Francisco	568,730	647,190	806,830	+78,460	+13.8%	+238,100	+41.9%
Total Bay Area^b	3,475,840	4,040,690	5,107,390	+564,850	+16.3%	+1,631,550	+46.9%

Numbers may not add to totals due to rounding.

^a Estimates for cities include their respective spheres of influence.

^b The Bay Area region consists of the counties of Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma.

SOURCE: ABAG, 2009.

¹¹ As noted previously, ABAG's most recent projections series (ABAG, 2009) was prepared before the 2010 Census had been conducted. Because the Census indicated that Brisbane's 2010 population was higher than ABAG had estimated for that year, the 2010-2035 growth rate based on the 2010 Census population and ABAG's 2035 forecast (80 percent) is somewhat slower than the growth rate based on ABAG's original population estimate for 2010 (3,900) compared to its 2035 forecast (97 percent).

Plan Bay Area

Since the publication of its most recent *Projections* series in 2009, ABAG's forecasts have changed from a two-year cycle to a four-year cycle that is coordinated with the regional Sustainable Communities Strategy (discussed in Subsection 4.K.3 below). On May 16, 2012, *Projections 2009* was supplanted by the draft *Plan Bay Area*,¹² which sets forth the region's proposed Sustainable Communities Strategy. The region's Sustainable Communities Strategy have not been formally adopted by ABAG or the MTC and are currently undergoing environmental review. The EIR for Plan Bay Area analyzes the proposed land use scenario.

The methodology used for housing and employment projections contained in the draft Plan Bay Area is set forth in detail in Appendix B of the *Plan Bay Area Jobs-Housing Connection Strategy*, which states that the projected distribution of housing "takes into account local input and key sustainability, equity, and economic factors. These factors utilize new data sources that better identify sustainable locations for growth and planned levels of development. The housing distribution is linked to existing and future transit service and expected level of GHG emissions from each area of the region, with the goal of utilizing the existing transit infrastructure efficiently and directing growth to places that can provide the best opportunity for emissions reductions. However, growth in each place is tied directly to housing potential that has been defined by local jurisdictions."

Appendix B of the *Plan Bay Area Jobs-Housing Connection Strategy* further states that projected distribution of future employment "takes into account employment growth by sector and is linked to transit infrastructure and local input. Employment growth is organized under three major groups: knowledge-sector jobs, population-serving jobs, and all other jobs. The knowledge-sector jobs are expected to grow based on current concentration, specialization, and past growth as well as transit service and access. Population-serving jobs, such as retail stores are expected to grow based on residential growth. All other jobs are expected to grow according to the existing distribution of jobs in each of these sectors."

The draft *Plan Bay Area* provides housing and employment projections for the San Francisco Bay Area, as well as counties, cities, and priority development areas (PDAs).¹³ In contrast to previous trends where new development primarily occurred on raw rural lands, the draft *Plan Bay Area* directs development to PDAs. According to ABAG, "this allows the region to reduce the emission of GHGs, house our population in a wide range of neighborhoods, preserve our natural resources, and support the creation of and greater access to new employment opportunities" (ABAG and MTC, 2012).

The Project Site is located within the San Francisco/San Mateo Bi-County PDA, which includes the San Francisco neighborhoods of Visitacion Valley, Little Hollywood, Executive Park,

¹² The projections contained in the *Plan Bay Area* were published in April 2013 but have not been adopted by ABAG. They are currently undergoing environmental review.

¹³ PDAs are areas where future growth within the Bay Area is intended to be concentrated. Within PDAs, "new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit" (ABAG and MTC, 2012).

Sunnydale, the former industrial Schlage Lock site, and the Brisbane Baylands. The draft Plan Bay Area describes its vision for this PDA as follows:

This plan calls for the development of a mixed-use, transit-oriented development with residential and neighborhood-serving commercial uses, accompanied by open space and pedestrian-oriented street designs. The concept plan also calls for the revitalization of Leland Avenue, which has historically served as the neighborhood commercial street for Visitacion Valley, and the west side of Bayshore Boulevard. Development on currently vacant lands will reinvigorate the neighborhood with over a thousand new housing units, new open spaces and a street network integrated into the fabric of the neighborhood. Nearby, Executive Park will transform into San Francisco's newest residential neighborhood. The plan envisions a mixed-use residential neighborhood with a street and open space system that knits all the various neighborhood components together. Little Hollywood is not expected to undergo significant growth, but its addition makes the PDA a contiguous land area and a coherent set of neighborhoods.

Figure 4.K-1 shows the land use plan for the San Francisco/San Mateo Bi-County PDA.

According to the draft *Plan Bay Area*, the Bay Area is expected to “experience more modest growth than in past decades.” Even so, ABAG still projects “healthy economic growth of 1.1 million jobs and 2 million people by 2040 as the Bay Area continues to attract cutting-edge, high technology companies, talent, and investment from around the world.” This regional projection “assumes a full-employment economy with unemployment rates returning to normal levels within a successful national economy. The forecast also recognizes the challenges with building new housing in the region that is largely multi-family and in infill locations, and the impact that has on our ability to capture potential job growth. Achieving this growth will require that the region respond to an aging and diversifying population, polarizing wages, high housing and transportation costs, and other issues affecting our quality of life” (ABAG and MTC, 2012).

Table 4.K-9 shows employment and household projections for Brisbane and surrounding communities, including PDAs in the vicinity of the Project Site, from the draft *Plan Bay Area* currently being evaluated. As shown, the draft *Plan Bay Area Jobs* projects household growth in Brisbane (266 households), with no housing within the Baylands. Substantial housing growth is projected to occur to the north in San Francisco within the Bayview/Hunters Point/Candlestick Point PDA and San Francisco/San Mateo Bi-County PDA, as well as to the northwest in Daly City and to the south in South San Francisco. Substantial employment growth is also projected to occur under the draft Plan Bay Area in surrounding communities.

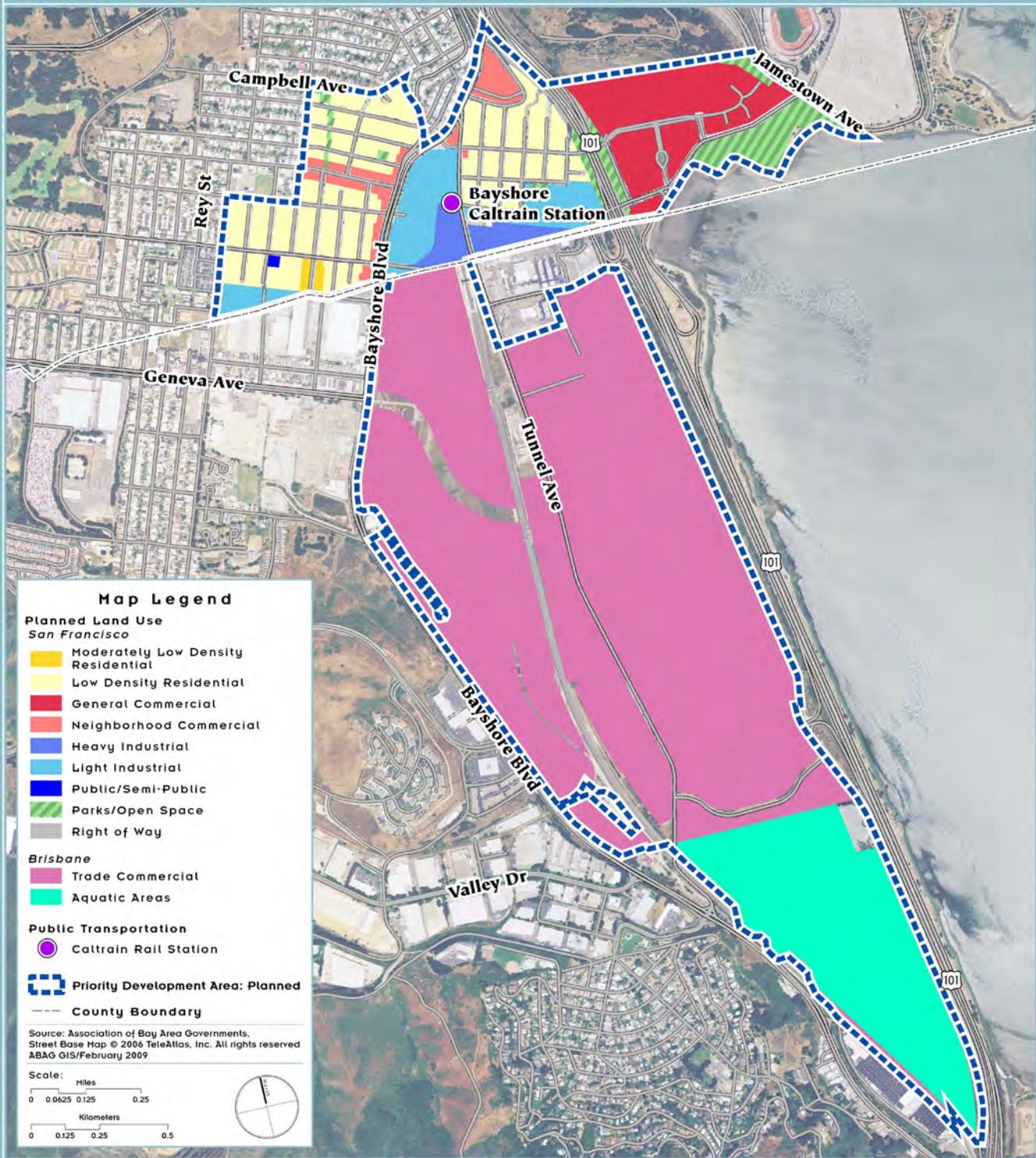
4.K.3 Regulatory Setting

Development within the Project Site must comply with federal, state, regional, and local regulations. This section discusses these requirements to the extent that they affect the way Project development would occur.

Population and housing at the Project Site are subject to a variety of state and local regulations as well as regional planning initiatives, as discussed below.

FOCUS

a development and conservation strategy for the San Francisco Bay Area



San Francisco/San Mateo Bi-County Area Planned Land Use



Brisbane Baylands . 206069

SOURCE: Association of Bay Area Governments, Metropolitan Transportation Commission, Bay Conservation and Development Commission, and Bay Area Air Quality Management District, 2009

Figure 4.K-1
San Francisco/San Mateo
Bi-County Area Priority Development Area

**TABLE 4.K-9
DRAFT PLAN BAY AREA EMPLOYMENT AND HOUSEHOLD PROJECTIONS**

City				Priority Development Area ^a			
Existing (2010) Number of Jobs	Projected Increase in Jobs, 2010-2040	Existing (2010) Number of Households	Projected Increase in Households, 2010-2040	Existing (2010) Number of Jobs	Projected Increase in Jobs, 2010-2040	Existing (2010) Number of Households	Projected Increase in Households, 2010-2040
Brisbane				San Francisco/San Mateo Bi-County PDA (San Mateo County portion)			
7,222	1,055	1,821	266	550	550	0	0
San Francisco				Bayview/Hunters Point/Candlestick Point PDA Bi-County PDA			
568,728	191,509	345,813	101,435	19,590	9,670	10,472	11,293
Daly City				San Francisco/San Mateo Bi-County PDA (San Francisco portion)			
21,003	5,903	31,090	5,518	1,720	860	113	6,605
South San Francisco							
46,170	11,230	20,938	6,960				
Area Total				Area PDA Total			
643,123	209,697	399,662	114,179	21,860	11,080	10,585	17,898

^a The San Francisco/San Mateo Bi-County Area Priority Development Area (PDA) consists of adjacent neighborhoods in San Francisco and Brisbane. Projections have been separated to show the San Francisco County and San Mateo County portions of the PDA. The San Mateo County portion of the PDA consists primarily of the Brisbane Baylands.

SOURCES: ABAG and MTC, 2011; ABAG, BAAQMD, BCDC, and MTC, 2011.

State Regulations

Senate Bill 375

Adopted into law in 2008, Senate Bill (SB) 375¹⁴ links regional transportation and housing planning with state GHG reduction goals. The law requires the California Air Resources Board to establish, for each region of the state, GHG reduction targets for the automobile and light truck sector, and requires the regional transportation plan for each region to include a Sustainable Communities Strategy (SCS) to achieve its GHG reduction target.

The law assigns responsibility for developing the SCS for the Bay Area to the MTC and ABAG. The SCS must identify the general location of uses, residential densities, and building intensities in the region and identify areas within the region that will house all of the region's population,

¹⁴ SB 375 amended California Government Code Sections 65080, 654000, 65583, 65584.01, 65584.02, 65584.04, 65587, and 65588; added Government Code Sections 14522.1, 14522.2, and 65080.01; amended Public Resources Code (PRC) Section 21063; and added PRC Section 21159.28 and Chapter 4.2 (commencing with Section 21155) to Division 13 of the PRC relating to environmental quality.

including all economic segments of the population, taking into account migration into the region and population growth, over the next eight and 25 years. The SCS must forecast a development pattern for the region that, when integrated with the transportation system, achieves the GHG reduction target. The preliminary draft of the SCS for the Bay Area, *Plan Bay Area: Building on a Legacy of Leadership*, is described under *Plan Bay Area* in Subsection 4.K.2 above.

State of California Housing Element Requirements

California Housing Element Law (Government Code Section 65580, et seq.) requires cities and counties to include, as part of their general plans, a housing element to address housing conditions and needs in the community. The housing element law requires the California Department of Housing and Community Development, in consultation with each regional council of governments,¹⁵ to determine each region's existing and projected housing need. The regional council of governments in turn develops a regional housing allocation plan that includes the actual allocation of housing need to the cities and counties within the region. Allocations are based on factors that consider existing employment, employment growth, household growth, and the availability of transit; need is determined for households in all income categories from very-low to above-moderate (ABAG, 2008). The jurisdictions are required to plan for their allocated number of housing units within the housing elements of their general plans. Housing elements are required to be updated every seven to eight years, following timetables adopted by the state. The housing element must identify and analyze existing and projected housing needs and "make adequate provision for the existing and projected needs of all economic segments of the community," among other requirements.

The housing element law also allows for the establishment of a subregion, consisting of at least two cities and a county, for the purpose of allocating the subregion's existing and projected need for housing among its members. The purpose of establishing a subregion is to recognize the community of interest and mutual challenges and opportunities for providing housing within a subregion. For the current (2007-2014) allocation period, San Mateo County, in partnership with all its cities, formed such a subregion for the purpose of allocating the projected housing need in the county, and has formed a subregion for the 2014-2022 allocation process that is currently in progress (ABAG, 2012, p.5). This is discussed in conjunction with Brisbane's regional housing need allocation below.

Local Regulations

City of Brisbane General Plan

In June 1994, the Brisbane City Council adopted the City of Brisbane 1994 General Plan. In January 2011, the City Council adopted the current 2007-2014 Housing Element of the General Plan. A comprehensive General Plan update process, which the City of Brisbane began in 2005, is ongoing. As such, the Brisbane 1994 General Plan continues to represent the City's planning policies, goals, and programs guiding its future land use and development.

¹⁵ ABAG is the council of governments for the Bay Area.

Development standards contained in the General Plan's land use chapter include density and intensity standards for planning subareas within the city, including the Baylands subarea. Density/intensity standards for non-residential development are presented in terms of employees per 1,000 square feet of land.¹⁶ The density/intensity standard for the Baylands subarea is a range of 1.23 to 3.22 employees per 1,000 square feet (City of Brisbane, 1994).

The following discussion reviews General Plan goals, policies, and other provisions that are relevant to population, employment, and housing issues raised by the Project Site development.

Chapter IV: Local Economic Development

The local economic development chapter of the General Plan contains the following relevant policies:

Policy 9: Seek fuller employment of Brisbane residents.

Chapter V: Land Use

The land use chapter of the General Plan contains the following relevant policies:

Policy 12: Establish a mix of land uses that best serves the needs of the community.

Policy 13: Integrate physical, social, environmental and financial elements of the community for the benefit of current and future residents.

Policy 14: Establish a mix of uses with a diversified economic base to maintain and increase tax revenues and contribute to the City's ability to provide services.

Policy 20: Retain diversity of development and individual expression in residential and commercial development, especially in Central Brisbane.

Chapter XII: Policies and Programs by Subarea

This chapter of the General Plan identifies the Baylands as a subarea and contains the following policies:

Policy 328.2: Require a program by the developer encouraging employment of Brisbane residents in the construction phase and in the operation of future businesses.

Policy 330.1: Prohibit housing on the Baylands.

Policy 337: Include a phasing schedule for development to limit the adverse impacts of too rapid growth.

2007–2014 Housing Element

The Housing Element of the General Plan (City of Brisbane, 2011) describes the city's existing housing stock and future housing needs, identifies the city's capacity for new housing, and

¹⁶ The General Plan also establishes density standards in terms of floor area ratio, as discussed in Section 4.I, *Land Use and Planning Policy*. The provisions in terms of employee density are more relevant to the analysis in this section.

indicates how the city will meet its regional housing need allocation (RHNA) for the period, based on its land supply and development capacity.

Relevant Goals and Policies. The Housing Element establishes goals for housing production pursuant to state law and includes the following goals and policies relevant to the Project Site development:

Goal H.B: Maintain a diverse population by responding to the housing needs of all individuals and households, especially seniors and those with income constraints or special needs.

Policy H.B.1: Require a balance of housing types, sizes (bedrooms), tenure and the inclusion of affordable, senior and special needs dwelling units in multi-family developments.

Policy H.B.3: Encourage development of affordable housing specifically designed for seniors and persons with disabilities or other special needs.

Goal H.E: Encourage compact, in-fill, mixed use and transit oriented development to reduce vehicle miles traveled and greenhouse gas emissions.

Policy H.E.1: Encourage housing that supports transit oriented development (TOD) and smart growth to minimize automobile trips, and reduce greenhouse gases.

Goal H.F: Encourage sustainable residential development to conserve resources and improve energy efficiency to reduce housing costs and reduce greenhouse gas emissions.¹⁷

Goal H.G: Provide housing opportunities for people who work in Brisbane to reduce vehicle miles traveled and green house gas emissions.

Policy H.G.1: Require new employers generating 100 or more daily commute trips to offer relocation assistance to employees who agree to relocate to Brisbane.

Goal H.H: Ensure that housing development that is not in urbanized areas mitigates the infrastructure cost and impacts of development.

Policy H.H.1: Assure that new development absorbs the cost of mitigating the environmental, social and service impacts it brings to the community.

Goal H.I: Avoid unreasonable government constraints to the provision of housing.

Policy H.I.1: Seek to reduce regulatory constraints on the development of new housing, especially infill housing and housing that adds to the mix of types, size, tenure and affordability.

Brisbane's Regional Housing Need Allocation. The RHNA is a state-mandated process for determining how many housing units, including affordable units, each community must plan to accommodate to provide housing for all economic segments of the community. ABAG is responsible for working with the State of California Department of Housing and Community Development to determine the amount of housing needed within the region. ABAG allocates regional total housing needs among jurisdictions. Allocations are based on factors that consider

¹⁷ The Housing Element's discussion of sustainable development recognizes the importance of locating new development to reduce vehicle miles traveled and the emission of greenhouse gases (City of Brisbane, 2011, p. I-1), which is more explicitly addressed in the next goal.

existing employment, employment growth, household growth, and the availability of transit; need is determined for households in all income categories from very-low to above-moderate (ABAG, 2008).

For the current allocation period (2007-2014), San Mateo County, in partnership with all 20 cities in the county, formed a subregion for the purpose of conducting its own RHNA, as allowed by state law (ABAG, 2008). The San Mateo Subregion completed its RHNA process parallel to, but separate from, the Bay Area's RHNA process and issued the allocations to members of the subregion (ABAG, 2008). San Mateo County and all its cities have also formed a subregion for the 2014-2022 RHNA cycle that is currently in progress. ABAG expects allocations for the 2014-2022 Housing Element (fifth cycle) to be finalized and adopted by June or July 2013. Because state Housing Element requirements have been modified to provide for coordination of regional housing needs determinations with applicable sustainable communities strategies, RHNA objectives for the fifth cycle should be consistent with the projections contained in the draft *Plan Bay Area*, which projects only modest population growth in Brisbane (266 households), with no housing occurring within the Baylands.

In the previous RHNA allocation cycle (for the years 1999 to 2006), although Brisbane's 1999-2006 Housing Element identified capacity to accommodate its share of the regional housing allocation for that period (a mix of 406 units), actual construction that occurred during this period fell well short of the goals; a total of only 104 new units were constructed, half of which were market-rate units, according to the review of the 1999-2006 period presented in Brisbane's current (2007-2014) Housing Element.

Table 4.K-10 shows 2007-2014 RHNA allocations for Brisbane and the San Mateo Subregion and ABAG's preliminary allocations for the 2014-2022 RHNA. The City's 2007-2014 Housing Element provides an inventory of potential housing sites and identifies a number of amendments to the City's Zoning Ordinance needed to accommodate the RHNA share of very low- and low-income households. Proposed changes include:

- Rezoning of the southern portion of the SCRO-1 Southwest Bayshore Commercial District to R-SWB Southwest Bayshore Residential District
- Rezoning of the central portion of the SCRO-1 Southwest Bayshore Commercial District to R-MHP Residential-Mobilehome Park District
- Rezoning of the eastern portion of the TC-1 Crocker Park Trade Commercial District (125 Valley Drive, 25 Park Place and 41-43 Park Place) to NCRO-3 District

Assuming the zoning changes set forth in the programs of the City's adopted Housing Element are implemented, the City determined that it had capacity for 449 new housing units to meet its identified allocation of 401 new units through 2014. As noted in the discussion of housing element requirements above, jurisdictions update their housing elements periodically to plan for their allocated number of housing units. Brisbane will be required to update its housing element for the 2014-2022 period (fifth cycle) by October 2014 to address the new regional housing need allocation.

**TABLE 4.K-10
 REGIONAL HOUSING NEED ALLOCATION FOR BRISBANE AND SAN MATEO COUNTY,
 2007-2014 AND 2014-2022^a**

Jurisdiction	Income Category				
	Very Low	Low	Moderate	Above Moderate	Total
Regional Housing Need Allocation (2007-2014) (number of housing units)					
San Mateo Subregion ^a	3,588	2,581	3,038	6,531	15,738
Brisbane	91	66	77	167	401
Draft Regional Housing Need Allocation (2014-2022)^b (number of housing units)					
San Mateo Subregion ^a	4,595	2,507	2,830	6,486	16,418
Brisbane	25	13	15	30	83

^a For purposes of the RHNA cycle, San Mateo County is the San Mateo Subregion of the nine-county region for which ABAG is the council of governments. The county and its cities formed the subregion for the purpose of preparing the RHNA within the county.

^b The allocations shown for the 2014-2022 are ABAG's draft allocations that have been provided to planning managers of Bay Area cities and counties. ABAG expects any revisions to the draft allocations to be minor. San Mateo County and its cities, as the San Mateo Subregion for the RHNA process, will determine the ultimate allocations within the county.

SOURCE: ABAG, 2008; ABAG, 2012.

Brisbane Municipal Code Title 17, Chapter 17.31: Inclusionary Housing and Density Bonuses

Chapter 17.31 of Brisbane's Zoning Ordinance (Municipal Code Title 17) requires residential development projects with six or more units to include units that are affordable to lower-income households. The ordinance applies to ownership and rental units and provides a table showing the number of required for-sale units affordable to moderate- and low-income households and the number of required rental units affordable to low- and very-low-income households, based on the total number of units of the Project Site development. The ordinance provides for density bonuses for residential development projects that set aside specified percentages of affordable housing units.

Table 4.K-11 shows the inclusionary housing requirements for residential development projects of up to 200 units. For projects with 200 or more units, the pattern set in the table for smaller projects is continued. The table pattern indicates that, for example, a for-sale project with 200 units would need to provide 10 units affordable to low-income households and 20 units affordable to moderate-income households. For for-sale projects with more than 200 units, the required number of units affordable to low-income households is increased by one for each additional 20 units and the required number of units affordable to moderate-income households is increased by one for each additional 10 units. A rental project with 200 units would need to provide 10 units affordable to very-low-income households and 20 units affordable to low-income households. For rental projects with more than 200 units, the required number of units affordable to very-low income households is increased by one for each additional 20 units and the required number of units affordable to low-income households is increased by one for each additional 10 units.

**TABLE 4.K-11
BRISBANE MUNICIPAL CODE INCLUSIONARY HOUSING REQUIREMENTS
FOR RESIDENTIAL PROJECTS**

Total Number of Units in Project	For-Sale Project		Rental Project	
	Number of Units Required to be Affordable to Low-Income Households	Number of Units Required to be Affordable to Moderate-Income Households	Number of Units Required to be Affordable to Very-Low-Income Households	Number of Units Required to be Affordable to Low-Income Households
0-5	0	0	0	0
6-10	0	1	0	1
11-15	1	1	1	1
16-20	1	2	1	2
21-25	1	3	1	3
26-30	2	3	2	3
31-40	2	4	2	4
41-50	2	5	2	5
51-60	3	6	3	6
61-70	3	7	3	7
71-80	4	8	4	8
81-90	4	9	4	9
91-100	5	10	5	10
101-110	5	11	5	11
111-120	6	12	6	12
121-130	6	13	6	13
131-140	7	14	7	14
141-150	7	15	7	15
151-160	8	16	8	16
161-170	8	17	8	17
171-180	9	18	9	18
181-190	9	19	9	19
191-200	10	20	10	20

NOTE: The inclusionary housing requirements specify that for projects of more than 200 units, the pattern set in the above table are continued, with the numbers in the second and fourth columns being increased by one for each 20 additional units, and the numbers in the third and fifth columns being increased by one for each 10 additional units.

SOURCE: City of Brisbane Municipal Code.

4.K.4 Impacts and Mitigation Measures

Significance Criteria

Appendix G of the CEQA Guidelines indicates that a project would have a significant environmental effect related to population and housing if it were to:

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

Currently, there is no housing within the Project Site, and existing industrial development is minimal; therefore, development of the Project Site would not displace housing units or people resulting in a need for the construction of replacement housing elsewhere. Therefore, no impacts would result in relation to the last two thresholds, and only the first threshold will be evaluated further.

Impact Assessment Methodology

Analysis of the extent to which development of the Project Site might induce substantial population growth in the area is based first on an evaluation of the number of new households and employment that would result from proposed development, along with a comparison of that growth with area household and employment projections. For the purposes of this assessment, the projections of population, housing, and employment contained in ABAG Projections 2009, as well as projections prepared as part of the draft Plan Bay Area, were used to assess the significance of population and housing impacts. The population and housing impact analysis assesses the impact of employee and residential population associated with the four proposed development scenarios in the context of expected population, household, and employment growth within Brisbane and surrounding communities (Daly City, San Francisco, and South San Francisco), as well as draft Plan Bay Area projections for the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point Priority Development Areas. This regional approach recognizes the fundamental role of inter-city commuting in the Bay Area and acknowledges that Brisbane and its neighboring cities have differing jobs/housing balances, with workers in more residential (bedroom) communities typically commuting to jobs-rich communities such as Brisbane for work. At the same time, in selecting the area for analysis of household and employment impacts, it is recognized that long commutes exist within the Bay Area today and that long commutes will not be eliminated, despite the goal of regional planning agencies and many Bay Area communities to achieve as localized a balanced mix of jobs and housing as possible to maximize employment and housing opportunities in close proximity and avoid to the extent feasible the necessity of long commutes between home and work. The impacts of the proposed Project in relation to household and employment growth are manifested in the vehicle miles traveled that would result from development of the Project Site, and are thus analyzed in this EIR as part of evaluations of air quality (Section 4.B), GHG emissions (Section 4.F), and traffic (Section 4.N) in this EIR.

As described in Chapter 3, *Project Description*, full buildout of the Project Site is expected to occur over approximately 20 years. Therefore, the assessment of Project Site development's growth inducement compares the growth that would occur under the Project Site development with ABAG's projections for Brisbane and surrounding communities in 2035, the farthest future year for which ABAG's current *Projections* series (ABAG, 2009) provides forecasts, and in 2040, the horizon year for draft Plan Bay Area forecasts.

The analysis assumes that the new employees at businesses locating within the Project Site do not already live in the Project Site vicinity. Although some employees may be drawn from the local labor force, for the purpose of this analysis it would be speculative to estimate the degree to which there may be a match between jobs within the Project Site and available (e.g., unemployed or

underemployed) local workers with compatible skills.¹⁸ It is reasonable to expect, however, that for the DSP and DSP-V scenarios, some workers within the Project Site would also live within the Project Site. This overlap between Project Site workers and residents is reflected in the traffic analysis prepared for this EIR (Section 4.N) as part of internal capture, including home to work trips that are wholly contained within the Project Site, and is also reflected in the average commute length used for air quality (Section 4.B) and GHG emissions (Section 4.F) analysis.

The number of households associated with the new employees was estimated based on the fact that, on average, there is more than one worker (employed resident) per household. MTC data indicate that there are about 1.85 workers per working household¹⁹ in San Mateo County in 2010 (MTC, 1998). This factor was used to calculate the number of households associated with the new employees under each development scenario.

Project Impacts and Mitigation Measures

Impact 4.K-1: Would the Project induce substantial population growth in the area either directly or indirectly?

Project Site development would create 15,500 to 17,500 new jobs, as shown in **Table 4.K-12**, and roughly 8,400 to 9,500 households would be associated with the new employees at the Project Site, as shown in **Table 4.K-13**, based on the average number of workers per working household (1.85) in San Mateo County (MTC, 1998). The DSP and DSP-V scenarios would add 4,434 new housing units. The extent to which the housing and employment-generating uses proposed for development within the Project Site under each scenario would create induce substantial population growth is discussed below.

Impact Significance by Scenario (Before Mitigation)			
DSP	DSP-V	CPP	CPP-V
SU	SU	SU	SU
SU = Significant Unavoidable SM = Significant but Mitigable LTS = Less than Significant - = no impact			

DSP Scenario

Jobs

The DSP scenario would generate about 17,540 new jobs (see **Table 4.K-14**). This number of new jobs is nearly double that projected by ABAG to be created within Brisbane (9,880) through 2035 as indicated in ABAG's Projections 2009 (shown in Table 4.K-8 above). In addition, the DSP scenario would generate more new jobs than projected for Brisbane through 2040 than the draft Plan Bay Area projects (1,055 new jobs), and more new jobs than projected for the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs combined (10,220 new jobs). Overall, the 17,540 new jobs that would result from the DSP scenario represent 8.4 percent of the total new employment projected through 2040 in the draft Plan Bay Area for the area comprising the cities of San Francisco, Daly City, Brisbane, and South San Francisco.

¹⁸ Despite the substantial number of jobs located in Brisbane, for example, the city currently has a relatively high rate of unemployment, indicating a mismatch between available jobs and available workers. It would be speculative to assume that there would be a better match between future jobs generated by the Project Site development and workers living nearby.

¹⁹ A working household has at least one household member in the work force; this excludes non-working households (i.e., those in which household members are retired or otherwise not working) from the calculation of the number of employees per household.

**TABLE 4.K-12
ESTIMATED PROJECT POPULATION AND NUMBER OF JOBS: DSP, DSP-V, CPP, AND CPP-V SCENARIOS**

Proposed Use	Density Factor	DSP		DSP-V		CPP		CPP-V	
Residential	<i>Residents/Unit^a</i>	<i>Units</i>	<i>Estimated Population</i>						
Residential Flats	2.23	3,950	8,809	3,950	8,809	NA	NA	NA	NA
Residential Townhomes	2.23	484	1,079	484	1,079	NA	NA	NA	NA
Total Residential		4,434	9,888	4,434	9,888	NA	NA	NA	NA
Non-Residential	<i>Square Feet/Job</i>	<i>Area^b</i>	<i>Estimated Jobs</i>						
Hotels and Conference									
Hotels and Conference	1,152	261,100	227	586,800	509	1,392,300	1,209	1,046,100	908
Retail and Mixed Use									
Retail	580 ^c	566,300	976	283,400	489				
Commercial/Office/R&D	447					2,209,500	4,943	2,209,500	4,943
Research & Development Single Use									
Research & Development	450	3,328,300	7,396	2,599,200	5,776	2,007,000	4,460	1,672,200	3,716
Office and Institutional									
Office	310	2,651,200	8,552	2,252,300	7,265	-		-	
Institutional	357	110,800	310	110,800	310	-		-	
Office/Institutional Mixed	333.5	-		-		992,700	2,977	992,700	2,977
Entertainment/Civic/Cultural									
Arena	1,000	-	-	630,100	630				
Theater/ Exhibition/ Performance Venue	1,000	-	-	337,200	337	274,500	275	274,500	275

TABLE 4.K-12 (Continued)
ESTIMATED PROJECT POPULATION AND NUMBER OF JOBS: DSP, DSP-V, CPP, AND CPP-V SCENARIOS

Proposed Use	Density Factor	DSP		DSP-V		CPP		CPP-V	
		Area ^b	Estimated Jobs						
Non-Residential	Square Feet/Job								
Multiplex	1,000	-	-	71,000	71	-	-	-	-
Cultural/Entertainment	357					611,300	1,712	611,300	1,712
Civic/Cultural	357	28,200	79	28,200	79	188,700	529	188,700	529
Industrial									
Existing Relocated Industrial ^d	-	142,500 ^d	-	142,500 ^d	-	142,500 ^d	-	142,500 ^d	-
New Industrial	810					66,600	82	66,600	82
Existing Resource Recovery ^e	-					260,000 ^d	-	260,000 ^e	-
Expanded/Rebuilt Resource Recovery	810							751,000 ^f	927 ^f
Total Non-Residential (New)	-	6,945,900	17,540	6,899,000	15,466	7,742,600	16,187	7,812,600	16,069

NA = not applicable.

^a Household size is based on ABAG projections that Brisbane's average household size will be about 2.23 persons in 2035 (ABAG, 2009).

^b Areas shown in gross square feet.

^c Retail density factor assumes an even split between regional retail (big box) development (with a density factor of 810 square feet per employee) and neighborhood retail development (with a density factor of 350 square feet per employee).

^d Because this area (142,500 square feet) represents existing relocated lumberyards it would not generate new jobs.

^e Because this area (260,000 square feet) represents existing Recology use it would not generate new jobs.

^f Job estimate is for the net new square footage of 751,000 (i.e., 1,011,000 square feet minus the 260,000 square feet of existing Recology use).

SOURCES: The Natelson Company, Inc., 2002; ESA, 2012

**TABLE 4.K-13
 HOUSEHOLDS ASSOCIATED WITH PROJECT EMPLOYMENT**

	Project Scenario			
	DSP	DSP-V	CPP	CPP-V
Developed Non-Residential Area (not including open space or existing developed area) (square feet)	6,945,900 ^a	6,899,000 ^a	7,742,600 ^b	7,812,600 ^b
Estimated Number of Project Employees (employees)	17,540	15,466	16,187	16,069
Households Associated with Project Employment ^c (households)	9,486	8,365	8,755	8,691
Housing Units Provided by Project	4,434	4,434	0	0

^a Excludes area for relocation of existing lumberyard site (refer to Table 4.K-12).

^b Excludes area for relocation of existing lumberyard site and area of existing Recology site (refer to Table 4.K-12).

^c Number of households (housing need) associated with new Project Site employees reflects the fact that on average there is more than one employed resident per household; calculated based on the MTC projection of workers per working household in San Mateo County in 2010 (1.849 workers per working household) (MTC, 1998).

SOURCE: City of Brisbane, 1994; MTC, 1998; ESA, 2012.

**TABLE 4.K-14
 DSP POPULATION, HOUSING, AND JOBS**

	Population Increase	Housing Unit/ Household Increase	Job Increase
DSP - Proposed Housing Units		4,434	
DSP – Households ^b		4,217	
DSP – New Residents at Proposed Housing Units	9,888		
DSP - Estimated Number of Project Employees			17,540
DSP - Housing Demand Associated with Project Employment		9,486	

^a Based on information presented in Tables 4.K-12 and 4.K-13.

^b Assumes the current county vacancy rate of 4.9 percent (State of California Department of Finance, 2011).

Because the 17,540 new jobs within the Baylands would exceed job growth projections for Brisbane and the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs, employment growth resulting from the DSP scenario would be consistent with ABAG forecasts of job growth only if it would draw jobs now projected by ABAG to be created within San Francisco, Daly City, South San Francisco, or elsewhere in the Bay Area to the Project Site. Otherwise, development of the DSP scenario would add new jobs to Brisbane and the San Francisco/San Mateo Bi-County PDA beyond that projected by ABAG in Projections 2009 and the draft Plan Bay Area.

Residential Households

The DSP scenario proposes construction of 4,434 housing units. ABAG does not provide forecasts of new housing units but does provide forecasts of households (occupied housing units). Assuming the current total vacancy rate in San Mateo County (4.9 percent), the DSP scenario would result in 4,217 households residing within the Project Site. This is substantially more than the household increase described in ABAG's Projections 2009 for Brisbane between 2010 and 2035. It is also more than projected for the City of Brisbane between 2010 and 2040 in the draft Plan Bay Area (266 households). The number of households that would result from the DSP scenario represents 23.6 percent of the total household growth projected in the draft Plan Bay Area through 2040 for the area encompassing both the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs. It also represents 3.7 percent of the total household growth projected in the draft Plan Bay Area scenarios through 2040 for the area comprising the cities of San Francisco, Daly City, Brisbane, and South San Francisco.

Because the household growth that would result from development of the DSP scenario exceeds projections for Brisbane as a whole, the new housing proposed as part of the DSP scenario would be consistent with the forecasted increase in households only if household growth now projected for the Bayview/Hunters Point/Candlestick Point PDA was spread over both that PDA and the PDA encompassing the Baylands or residential development was drawn from housing now projected to be constructed in other portions of San Francisco, or in Daly City, South San Francisco, or elsewhere in the Bay Area, to the Baylands. Otherwise, development of the DSP scenario would add new households to Brisbane and the San Francisco/San Mateo Bi-County PDA beyond that projected by ABAG in Projections 2009 and the draft Plan Bay Area.

Employee Housing Demand

Based on the estimated 17,540 new employees and an average of 1.85 workers per working household in San Mateo County (MTC, 1998), there would be about 9,486 households associated with the new employment under the DSP scenario (see Table 4.K-13). Assuming the employees are from other areas, this represents new housing demand as a result of Project Site development of employment-generating uses. While this represents a substantial portion of the household growth projected for Brisbane and adjacent communities, housing demand related to employment growth resulting from the DSP scenario would be partially offset by housing proposed within the Baylands. Overall, the number of new households associated with Project employment under the DSP scenario represents about 8.4 to 10.6 percent of the new households that ABAG projects in the draft Plan Bay Area will be added in the cities of San Francisco, Daly City, Brisbane, and South San Francisco between 2010 and 2040. As noted above, employment that would be generated by the DSP scenario would exceed ABAG projections contained in Projections 2009 and the draft Plan Bay Area. As a result, the housing demand generated by new jobs under the DSP would also exceed those projections. This housing demand would be partially offset by housing proposed under the DSP scenario in excess of area household projections, although the extent of such an offset is speculative. The degree to which the proposed residential units would meet the housing needs of Baylands employees depends on a variety of factors including types of employment and price of housing, for which little information can be available at this point in the planning process. However, the City's inclusionary housing ordinance would ensure that dwelling

units developed pursuant to the DSP scenario would be affordable to residents at different income levels, thereby increasing the opportunity for onsite workers to also live onsite.

Indirect Impacts

Water, sewer, and drainage infrastructure proposed for the DSP scenario would be sized to serve only Project Site development. In addition, major transportation improvements that are part of bi-county transportation planning efforts, such as the Geneva Avenue extension and freeway interchange improvements, are being sized in accordance with regional growth projections. Thus, development of the DSP scenario would not indirectly induce substantial population increases.

Conclusion: The growth in employment and households resulting from the DSP scenario would accommodate a substantial portion of the housing and employment needs projected by ABAG for Brisbane and surrounding cities but would greatly exceed ABAG projections for Brisbane. The impact of exceeding housing and employment projections is manifested in the DSP's significant unavoidable traffic and air quality impacts. Because the DSP scenario proposes a mix of housing and employment-generating uses within the Project Site, per capita vehicle miles traveled resulting from the mix of onsite housing and employment would be less than for the CPP and CPP-V scenarios, leading to significant but mitigable GHG impacts for the DSP scenario (compared to significant unavoidable GHG impacts for the CPP and CPP-V scenarios). Because no feasible mitigation measures to bring project buildout into line with ABAG projections for Brisbane are available other than increasing ABAG projections for the San Francisco/San Mateo Bi-County PDA within Brisbane²⁰ or substantially reducing the buildout represented in project alternatives,²¹ the DSP scenario would induce substantial population growth in the area, which is considered to be significant unavoidable.

DSP-V Scenario

Jobs

The DSP-V would generate about 15,466 new jobs (see **Table 4.K-15**). This number of new jobs is substantially more than the number of jobs projected by ABAG to be created within Brisbane (9,880) through 2035 as indicated in ABAG's Projections 2009 (shown in Table 4.K-8 above). In addition, the DSP-V scenario would generate more new jobs than projected for Brisbane through 2040 than would draft Plan Bay Area projections (1,05 new jobs), and more new jobs than projected for the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs combined (10,220 new jobs). Overall, the 15,466 new jobs that would result from the DSP-V scenario represent 7.4 percent of the total new employment projected through 2040 in the draft Plan Bay Area for the area comprising the cities of San Francisco, Daly City, Brisbane, and South San Francisco.

²⁰ Because the Plan Bay Area projections have not yet been formally adopted and the preferred SCS scenario avoided committing to a specific level of development for the Project Site, it is understood that there is a degree of fluidity to the projections.

²¹ See Chapter 5, *Alternatives*; see also Sections 4.N, *Traffic and Circulation*, and 4.B, *Air Quality*, for discussion of feasible mitigation measures to reduce traffic and air quality impacts.

**TABLE 4.K-15
 DSP-V POPULATION, HOUSING, AND JOBS**

	Population Increase	Housing Unit/ Household Increase	Job Increase
DSP-V - Proposed Housing Units		4,434	
DSP-V – Households ^b		4,217	
DSP-V – New Residents at Proposed Housing Units	9,888		
DSP-V - Estimated Number of Project Employees			15,466
DSP-V- Households Associated with Project Employment		8,365	

^a Based on information presented in Tables 4.K-12 and 4.K-13.

^b Assumes the current county vacancy rate of 4.9 percent (State of California Department of Finance, 2011).

Because the 15,466 new jobs within the Baylands would exceed job growth projections for Brisbane and the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs, employment growth resulting from the DSP-V scenario would be consistent with ABAG forecasts of job growth only if it would draw jobs now projected by ABAG to be created within San Francisco, Daly City, South San Francisco, or elsewhere in the Bay Area to the Project Site. Otherwise, development of the DSP-V scenario would add new jobs to Brisbane and the San Francisco/San Mateo Bi-County PDA beyond that projected by ABAG in Projections 2009 or the draft Plan Bay Area.

Residential Households

Like the DSP, the DSP-V scenario proposes construction of 4,434 housing units. ABAG does not provide forecasts of new housing units but does provide forecasts of households (occupied housing units). Assuming the current total vacancy rate in San Mateo County (4.9 percent), the DSP-V scenario would result in 4,217 households residing within the Project Site. This is substantially more than the household increase described in ABAG’s Projections 2009 for Brisbane between 2010 and 2035. It is also more than projected for Brisbane between 2010 and 2040 in the draft Plan Bay Area (266 households). The number of households that would result from the DSP-V scenario represents 23.6 percent of the total household growth protected in the draft Plan Bay Area scenarios through 2040 for the area encompassing both the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs. It also represents two percent of the total household growth projected in the draft Plan Bay Area through 2040 for the area comprising the cities of San Francisco, Daly City, Brisbane, and South San Francisco.

Because the household growth that would result from development of the DSP-V scenario exceeds projections for Brisbane as a whole, the new housing proposed as part of the DSP-V scenario would be consistent with the forecasted increase in households only if household growth now projected for the Hunters Point/Candlestick Point PDA was spread over both that PDA and

the PDA encompassing the Project Site or residential development was drawn from housing now projected to be constructed in other portions of San Francisco, or in Daly City, South San Francisco, or elsewhere in the Bay Area, to the Project Site. Otherwise, development of the DSP-V scenario would add new households to Brisbane and the San Francisco/San Mateo Bi-County PDA beyond that projected by ABAG in Projections 2009 and the draft Plan Bay Area.

Employee Housing Demand

Based on the estimated 15,466 new employees and an average of 1.85 workers per working household in San Mateo County (MTC, 1998), there would be about 8,365 households associated with the new employment under the DSP-V scenario (see Table 4.K-13). Assuming the employees are from other areas, this represents new housing demand as a result of the Project Site development of employment-generating uses. While this represents a substantial portion of the household growth projected for Brisbane and adjacent communities, housing demand related to employment growth resulting from the DSP-V scenario would be partially offset by housing proposed within the Project Site. Overall, the number of new households associated with Project employment under the DSP-V scenario represents about 7.4 percent of the new households that ABAG projects in the draft Plan Bay Area will be added in the cities of San Francisco, Daly City, Brisbane, and South San Francisco between 2010 and 2040. As noted above, employment that would be generated by the DSP-V scenario would exceed ABAG projections contained in Projections 2009 and the draft Plan Bay Area. As a result, the housing demand generated by new jobs under the DSP-V scenario would also exceed those projections. This housing demand would be partially offset by housing proposed under the DSP-V scenario in excess of area household projections, although the extent of such an offset is speculative. The degree to which the proposed residential units would meet the housing needs of Baylands employees depends on a variety of factors including types of employment and price of housing, for which little information can be available at this point in the planning process. However, the City's inclusionary housing ordinance would ensure that dwelling units developed pursuant to the DSP-V scenario would be affordable to residents at different income levels, thereby increasing the opportunity for onsite workers to also live onsite.

Indirect Impacts

Water, sewer, and drainage infrastructure proposed for the DSP-V scenario would be sized to serve only Project Site development. In addition, major transportation improvements that are part of bi-county transportation planning efforts, such as the Geneva Avenue extension and freeway interchange improvements, are being sized in accordance with regional growth projections. Thus, development of the DSP-V scenario would not indirectly induce substantial population increases.

Conclusion: The growth in employment and households resulting from the DSP-V scenario would accommodate a substantial portion of the housing and employment needs projected by ABAG for Brisbane and surrounding cities but would exceed ABAG projections for Brisbane. The impact of exceeding housing and employment projections is manifested in the DSP-V's significant unavoidable traffic and air quality impacts. Because the DSP-V scenario proposes a mix of housing and employment-generating uses within the Project Site, per capita vehicle miles traveled resulting from the mix of onsite housing and employment would be less than for the CPP and CPP-V scenarios, leading to significant but mitigable GHG impacts for the DSP-V scenario

(compared to significant unavoidable GHG impacts for the CPP and CPP-V scenarios). Because no feasible mitigation measures to bring project buildout into line with ABAG projections for Brisbane are available other than increasing ABAG projections for the San Francisco/San Mateo Bi-County PDA within Brisbane²² or substantially reducing the buildout represented in project alternatives,²³ the DSP-V scenario would induce substantial population growth in the area, which is considered to be significant unavoidable.

CPP Scenario

Jobs

The CPP would generate about 16,187 new jobs (see **Table 4.K-16**). This number of new jobs is substantially more than the number of jobs projected by ABAG to be created within Brisbane (9,880) through 2035 as indicated in ABAG’s Projections 2009 (shown in Table 4.K-8 above). In addition, the CPP scenario would generate more new jobs than projected for Brisbane through 2040 than would draft Plan Bay Area projections (1,055 new jobs), and more new jobs than projected for the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs combined (10,220 new jobs). Overall, the 16,187 new jobs that would result from the CPP scenario represent 7.7 percent of the total new employment projected through 2040 in the draft Plan Bay Area for the area comprising the cities of San Francisco, Daly City, Brisbane, and South San Francisco.

**TABLE 4.K-16
 CPP POPULATION, HOUSING, AND JOBS**

	Population Increase	Housing Unit/ Household Increase	Job Increase
CPP - Estimated Number of Project Employees			16,187
CPP - Housing Demand Associated with Project Employment		8,755	

Based on information presented in Tables 4.K-12 and 4.K-13.

Because the 16,187 new jobs within the Baylands would exceed job growth projections for Brisbane and the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs, employment growth resulting from the CPP scenario would be consistent with ABAG forecasts of job growth only if it would draw jobs now projected by ABAG to be created within San Francisco, Daly City, South San Francisco, or elsewhere in the Bay Area to the Project Site. Otherwise, development of the CPP scenario would add new jobs to Brisbane and

²² Because the Plan Bay Area projections have not yet been formally adopted and the preferred SCS scenario avoided committing to a specific level of development for the Project Site, it is understood that there is a degree of fluidity to the projections.

²³ See Chapter 5, *Alternatives*; see also Sections 4.N, *Traffic and Circulation*, and 4.B, *Air Quality*, for discussion of feasible mitigation measures to reduce traffic and air quality impacts.

the San Francisco/San Mateo Bi-County PDA beyond that projected by ABAG in Projections 2009 or the draft Plan Bay Area.

Housing and Resident Population

The CPP does not propose any housing and would not generate a resident population. Therefore, no impact related to the generation of a resident population would occur.

Employee Housing Demand

Based on an average of 1.85 workers per working household in San Mateo County (MTC, 1998), the approximately 16,187 new employees under the CPP would generate demand for about 8,755 households (see Table 4.K-13). Assuming the employees are from other areas, this represents new housing demand as a result of the Project Site development of employment-generating uses. Overall, the number of new households associated with Project employment under the CPP scenario represents about 7.7 percent of new households that ABAG projects will be added in the cities of San Francisco, Daly City, Brisbane, and South San Francisco between 2010 and 2040. As noted above, employment that would be generated by the CPP scenario would exceed ABAG projections contained in Projections 2009 and the draft Plan Bay Area. As a result, the housing demand generated by new jobs under the CPP scenario would also exceed those projections.

Indirect Impacts

Water, sewer, and drainage infrastructure proposed for the CPP scenario would be sized to serve only Project Site development. In addition, major transportation improvements that are part of bi-county transportation planning efforts, such as the Geneva Avenue extension and freeway interchange improvements, are being sized in accordance with regional growth projections. Thus, development of the CPP scenario would not indirectly induce substantial population increases.

Conclusion: The growth in employment resulting from the CPP scenario would accommodate a substantial portion of the employment needs projected by ABAG for Brisbane and surrounding cities but would greatly exceed ABAG projections for Brisbane. The impact of exceeding employment projections is manifested in the CPP's significant unavoidable traffic and air quality impacts. Because the CPP scenario proposes only employment-generating uses within the Project Site, resulting per capita vehicle miles traveled would be greater than for the DSP and DSP-V scenarios, leading to significant unavoidable GHG impacts under both the CPP and CPP-V scenarios. Because no feasible mitigation measures to bring project buildout into line with ABAG projections for Brisbane are available other than increasing ABAG projections for the San Francisco/San Mateo Bi-County PDA within Brisbane²⁴ or substantially reducing the buildout represented in project alternatives,²⁵ employment generation under the CPP scenario would induce substantial population growth in the area, which is considered to be significant unavoidable.

²⁴ Because the Plan Bay Area projections have not yet been formally adopted and the preferred SCS scenario avoided committing to a specific level of development for the Project Site, it is understood that there is a degree of fluidity to the projections.

²⁵ See Chapter 5, *Alternatives*; see also Sections 4.N, *Traffic and Circulation*, and 4.B, *Air Quality*, for discussion of feasible mitigation measures to reduce traffic and air quality impacts.

CPP-V Scenario

Jobs

As shown on **Table 4.K-17**, the CPP-V scenario would generate about 16,069 new jobs, a number similar to (though slightly less than) the CPP, substantially more than the number of jobs projected by ABAG to be created within Brisbane (9,880) through 2035 as indicated in ABAG’s Projections 2009 (shown in Table 4.K-8 above). In addition, the CPP-V scenario would generate more new jobs than projected for Brisbane through 2040 than projected in the draft Plan Bay Area (1,055 new jobs), and more new jobs than projected for the San Francisco/San Mateo Bi-County and Bayview/Hunters Point/Candlestick Point PDAs combined (10,220 new jobs). Overall, the 16,069 new jobs that would result from the CPP-V scenario represent 7.7 percent of the total new employment projected through 2040 in the draft Plan Bay Area for the area comprising the cities of San Francisco, Daly City, Brisbane, and South San Francisco.

**TABLE 4.K-17
 CPP-V POPULATION, HOUSING, AND JOBS**

	Population Increase	Housing Unit/ Household Increase	Job Increase
CPP-V - Estimated Number of Project Employees			16,069
CPP-V - Households Associated with Project Employment		8,691	

Based on information presented in Tables 4.K-12 and 4.K-13.

Housing and Resident Population

The CPP-V does not propose any housing and would not generate a resident population. Therefore, no impact related to the generation of a resident population would occur.

Employee Housing Demand

Based on an average of 1.85 workers per working household in San Mateo County (MTC, 1998), the approximately 16,069 new employees under the CPP-V scenario would generate demand for about 8,691 households (see Table 4.K-13). Assuming the employees are moving from other areas, this represents new housing demand as a result of the Project Site development of employment-generating uses. As under the CPP scenario, the number of new households represents about 7.6 percent of new households that ABAG projects will be added in the cities of San Francisco, Daly City, Brisbane, and South San Francisco between 2010 and 2040. As noted above, employment that would be generated by the CPP-V scenario would exceed ABAG projections contained in Projections 2009 and the draft Plan Bay Area. As a result, the housing demand generated by new jobs under the CPP-V scenario would also exceed those projections.

Indirect Impacts

Water, sewer, and drainage infrastructure proposed for the CPP-V scenario would be sized to serve only Project Site development. In addition, major transportation improvements that are part of bi-county transportation planning efforts, such as the Geneva Avenue extension and freeway interchange improvements, are being sized in accordance with regional growth projections. Thus, development of the CPP scenario would not indirectly induce substantial population increases.

Conclusion: The growth in employment resulting from the CPP-V scenario would accommodate a substantial portion of the employment needs projected by ABAG for Brisbane and surrounding cities but would greatly exceed ABAG projections for Brisbane. The impact of exceeding employment projections is manifested in the CPP-V's significant unavoidable traffic and air quality impacts. Because the CPP-V scenario proposes only employment-generating uses within the Project Site, resulting per capita vehicle miles traveled would be greater than for the DSP and DSP-V scenarios, leading to significant unavoidable GHG impacts under both the CPP and CPP-V scenarios. Because no feasible mitigation measures are available to bring project buildout into line with ABAG projections for Brisbane other than increasing ABAG projections for the San Francisco/San Mateo Bi-County PDA within Brisbane²⁶ or substantially reducing the buildout represented in project alternatives,²⁷ the employment generation of the CPP-V scenario would induce substantial population growth in the area, which is considered to be significant unavoidable.

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²⁶ Because the Plan Bay Area projections have not yet been formally adopted and the preferred SCS scenario avoided committing to a specific level of development for the Project Site, it is understood that there is a degree of fluidity to the projections.

²⁷ See Chapter 5, *Alternatives*; see also Sections 4.N, *Traffic and Circulation*, and 4.B, *Air Quality*, for discussion of feasible mitigation measures to reduce traffic and air quality impacts.

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