

FOSTER CITY HOUSING AND SAFETY ELEMENTS UPDATE

Responses to Comments Document
State Clearinghouse No. 2022010509



Prepared for:
City of Foster City

April 2023

URBAN
PLANNING
PARTNERS
INC.

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Prepared for the City of Foster City

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April 2023

The logo for Urban Planning Partners Inc. is a solid orange square containing the text "URBAN PLANNING PARTNERS INC." in white, uppercase, sans-serif font, arranged in four lines.

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TABLE OF CONTENTS

I.	INTRODUCTION.....	1
A.	PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT.....	1
B.	ENVIRONMENTAL REVIEW PROCESS	1
C.	PROPOSED PROJECT	4
D.	STAFF INITIATED DRAFT EIR TEXT AMENDMENTS.....	5
E.	DOCUMENT ORGANIZATION.....	7
II.	LIST OF COMMENTING AGENCIES, ORGANIZATIONS, AND INDIVIDUALS	9
A.	ORGANIZATION OF COMMENT LETTERS AND RESPONSES.....	9
III.	COMMENTS AND RESPONSES	11
A.	INDIVIDUALS AND ORGANIZATIONS	13
B.	PLANNING COMMISSION	51
IV.	TEXT REVISIONS	61
A.	REVISIONS TO THE INTRODUCTION	61
B.	REVISIONS TO THE SUMMARY.....	61
C.	REVISIONS TO THE PROJECT DESCRIPTION	62
D.	REVISIONS TO LAND USE AND PLANNING	68
E.	REVISIONS TO TRAFFIC AND TRANSPORTATION.....	68
F.	REVISIONS TO HAZARDS AND HAZARDOUS MATERIALS	69
G.	REVISIONS TO POPULATION AND HOUSING.....	69
H.	REVISIONS TO PUBLIC SERVICES, UTILITIES, AND RECREATION.....	70
I.	REVISIONS TO ALTERNATIVES.....	87
J.	REVISIONS TO CEQA REQUIRED ASSESSMENT CONCLUSIONS AND EFFECTS FOUND NOT TO BE SIGNIFICANT.....	89

ATTACHMENTS

Attachment A: Standard Conditions of Approval and Mitigation Monitoring and Reporting Program

Attachment B: Appendix F: Water Supply Assessment

I. INTRODUCTION

A. PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT

This Responses to Comments (RTC) document has been prepared to document responses to comments received on the Draft Environmental Impact Report (Draft EIR) prepared for the Foster City Housing and Safety Elements Update. The Project includes (1) adoption and implementation of the City's 6th Cycle Housing Element Update (2023-2031) and (2) adoption and implementation of the City's Safety Element Update. This RTC document includes: a short description of the environmental review process, the comments received on the Draft EIR and responses to those comments, and text revisions to the Draft EIR in response to the comments received and/or to amplify or clarify material in the Draft EIR.

This RTC document, together with the Draft EIR, constitutes the Final EIR for the Foster City Housing and Safety Elements Update. In accordance with CEQA and the CEQA Guidelines (Public Resources Code Section 21092.5[a] and CEQA Guidelines Section 15088[b]), the City shall provide a written response to a public agency on comments made by that public agency at least 10 days prior to certifying the EIR. The Final EIR and all documents referenced in the Final EIR are available for review on the City's project website at engagefostercity.org.

CEQA Guidelines Section 15132 specify that the Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft;
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary;
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- d) The Lead Agency's responses to significant environmental points raised in the review and consultation process; and
- e) Any other information added by the Lead Agency.

B. ENVIRONMENTAL REVIEW PROCESS

According to California Environmental Quality Act (CEQA), lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR. The City of Foster City published and circulated a Notice of Preparation (NOP) that briefly described the project and the environmental topics that would be evaluated in the Draft EIR on January 26, 2022. The

public comment period for the NOP was from January 26, 2022, to February 25, 2022. The NOP was posted on the City of Foster City's website and sent to the State Clearinghouse, applicable responsible agencies, trustee agencies, and interested parties as required by CEQA. A project scoping session was held before the Planning Commission on February 17, 2022, and no verbal public comments were received during the scoping session. Written comments received on the NOP were considered during the preparation of the Draft EIR. The NOP and written comments received are included in Appendix A of the Draft EIR.

The Draft EIR, dated February 2023 was publicly circulated to affected public agencies and interested parties for a 45-day review from February 16, 2023 to April 2, 2023. The City undertook the following actions to inform the public of the availability of the Draft EIR:

- Copies of the Notice of Availability of the Draft EIR (NOA) were mailed and/or emailed to all individuals previously requesting to be notified of the Draft EIR in addition to those agencies and individuals who received a copy of the NOP;
- The NOA was published on the City's Islander newspaper and the San Mateo Daily Journal;
- Notification of the NOA was emailed to members of the public who had indicated interest in the project through the City's notification platform;
- The Draft EIR and all its associated components were uploaded onto the SCH electronic platform for distribution consistent with existing requirements;
- Copies of the Draft EIR and all its technical reports were made available on the City's website at engagefostercity.org; and
- Copies of the Draft EIR and its technical reports were made available at the public library and at the City Hall for review during normal business hours.

One public hearing was held regarding the Draft EIR during the 45-day public comment period: the Planning Commission on March 16, 2023. Five planning commissioners provided verbal comments during the hearing. No verbal public comments were received during the public hearing. Written comments were received from fifteen individuals. Written responses to all the comments received regarding the adequacy of the Draft EIR are provided in *Chapter III, Comments and Responses*, of this document.

CEQA Guidelines Section 15086 requires that a local lead agency consult with and request comments on the Draft EIR prepared for a project of this type from responsible agencies (government agencies that must approve or permit some aspect of the project), trustee agencies for resources affected by the project, adjacent cities and counties, and transportation planning agencies. Copies of the NOA for the Draft EIR were sent by mail and/or email to the following organizations, businesses, and individuals such as:

- Association of Bay Area Governments
- AC Transit

- Bay Area Air Quality Management District
- Bay Conservation and Development Commission
- C/CAG-Airport Land Use Commission
- C/CAG-Congestion Management
- CalTrans
- California Geological Survey
- California Office of Emergency Services
- Department of Fish and Game
- LAFCO
- Metropolitan Transportation Commission
- SF Regional Water Quality Control Board
- San Mateo County Clerk's Office
- Flows To Bay
- San Mateo Community College District
- San Mateo-Foster City School District
- San Mateo Union High School District
- San Mateo County Transit District (Samtrans)
- SFPUC
- State Lands Commission
- U.S. Department of Transportation
- Bill Kunz
- City of Belmont
- City of Redwood City
- City of San Mateo
- County of San Mateo
- Estero Municipal Improvement District
- Foster City Chamber of Commerce
- Native American Heritage Commission
- Northern California Carpenters Regional Council
- Amah/Mutsun Tribal Band
- Costanoan Rumsen Carmel Tribe
- Indian Canyon Mutsun Band of Costanoan
- Muwekma Ohlone Indian Tribe of the SF Bay Area
- The Ohlone Indian Tribe
- Wuksache Indian Tribe/Eshom Valley Band
- Tamien Nation
- PG&E
- San Mateo County Economic Development Association
- San Mateo County Environmental Health
- Individuals who are part of the online notification listservs with the City for land use and housing items as of February 23, 2023.
- California Air Resources Board (ARB)

- California Department of Conservation (DOC)
- California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)
- California Department of Fish and Wildlife, Marin Region 7 (CDFW)
- California Department of Forestry and Fire Protection (CAL FIRE)
- California Department of Housing and Community Development (HCD)
- California Department of Parks and Recreation
- California Department of Transportation, District 4 (DOT)
- California Department of Transportation, Division of Aeronautics (DOT)
- California Department of Transportation, Division of Transportation Planning (DOT)
- California Department of Water Resources (DWR)
- California Governor's Office of Emergency Services (OES)
- California Highway Patrol (CHP)
- California Native American Heritage Commission (NAHC)
- California Natural Resources Agency
- California Public Utilities Commission (CPUC)
- California Regional Water Quality Control Board, San Francisco Bay Region 2 (RWQCB)
- California State Lands Commission (SLC)
- Department of Toxic Substances Control
- Office of Historic Preservation
- San Francisco Bay Conservation and Development Commission (BCDC)
- State Water Resources Control Board, Division of Drinking Water, District 17
- State Water Resources Control Board, Division of Water Quality
- State Water Resources Control Board, Division of Water Rights

C. PROPOSED PROJECT

The project is being proposed by the City of Foster City (City) to comply with California Government Code Sections 65580-65589.9, which requires local jurisdictions to update the Housing Element of their General Plan every eight years to adequately plan for the regional housing needs of residents of all income groups. The project includes the following elements:

1. **Housing Element.** Adoption and implementation of the City's 6th Cycle Housing Element Update (2023-2031), including but not limited to the adoption and implementation of General Plan and Zoning Amendments, to accommodate the City's Regional Housing Needs Allocation (RHNA) of 1,896 new housing units within the city. This component is referred to as the Housing Element throughout this EIR.
2. **Safety Element.** Adoption and implementation of updates to the City's Safety Element. The Safety Element is currently combined with the City's Local Hazard Mitigation Plan (LHMP), adopted in 2016. The City adopted an updated LHMP in 2021 in coordination with the San Mateo County Multijurisdictional Local Hazard Mitigation Plan. The Safety Element portion of the Safety Element/LHMP document will become a standalone document as part of this update. The Safety Element identifies public safety risks and

creates a unique set of goals, policies, and implementation actions that address these risks. This component is referred to as the Safety Element throughout this EIR.

For purposes of this EIR, these actions are together considered a “project” under CEQA regulations.

D. STAFF INITIATED DRAFT EIR TEXT AMENDMENTS

Staff has initiated revisions to the Draft EIR related to the Chapter III Project Description and the Section IV.H Public Services, Utilities, and Recreation of Chapter IV. Settings, Impacts, Standard Conditions of Approval, and Mitigation Measures. These revisions relate to updates to the Draft Housing and Safety Elements Update and the Water Supply Assessment completed subsequent to the Draft EIR. An overview of these revisions is provided below and followed by an assessment of the changes relative to the Draft EIR findings, which conclude that these changes, text edits, and amendments would not substantially change the findings of the Draft EIR and trigger the need for recirculation pursuant to Public Resources Code Section 21092.1; CEQA Guidelines Section 15088.5. Each revision is individually detailed within Chapter IV, Text Revisions, of this Final EIR.

1. Project Description – Housing Element

a. Revisions:

- Housing Sites Inventory is revised to reflect;
 - Updates to specific housing sites’ unit counts including Laguna Vista Condominiums, Foster’s Landing Apartments, and OSH.
 - Removal of the Triton Apartments Multi-Family (MF) Accessory Dwelling Unit (ADU) housing sites. The Triton Apartments MF ADU housing sites accounted for 10 units, of which three units were in Extremely Low-Income, Low-Income, and Moderate-Income categories, and one was Above Moderate-Income.
 - Inclusion of a new housing site located at 1601 Beach Park Blvd. This site is 1.35 acres in size and is proposed to accommodate a total of 16 units (three Moderate-Income and 16 Above Moderate-Income) as part of the project. To accommodate development of these units, the new housing site would have its General Plan land use designation amended and be rezoned to R-2 Two-Family Residential.
- **General Plan and Zoning Amendments** is revised to reflect the inclusion of Land Use Plan Amendments and the associated rezonings to change the designation of the Foster’s Landing Site to Civic Center Mixed Use and the 1601 Beach Park Boulevard Site to Two-Family Residential.

- **Goals and Policies** is revised to reflect the inclusion of Policy H-A-4 Adequate Water Supply and Sewer Capacity for New Housing Development, Policy H-E-9 Variety of Housing Types, and Policy H-E-3 Reduce Commuting Burden in the Housing Element Update.

b. Relationship to Draft EIR Findings

The revisions to the Housing Sites Inventory and associated General Plan and Zoning Amendments resulted in a net reduction in the total number of housing units proposed under the project, and as a result the impacts of the project would be incrementally reduced, and no new significant impacts would result. The revisions to the Goals and Policies focus on improvements the City will make primarily related to processes that will help the community and reduce the environmental impacts of the project.

2. Project Description – Safety Element

a. Revisions:

- **Goals, Policies, and Programs** is revised to reflect the addition and inclusion of Policy S-1.10 which states that all new residential development projects other than additions and accessory dwelling units (ADUs) within Overflight Notification Zone 2 for the San Carlos Airport shall incorporate a recorded overflight notification requirement as a condition of approval pursuant to the San Carlos Comprehensive Airport Land Use Compatibility Plan for Environs of San Carlos Airport (San Carlos Airport Final ALUCP).

b. Relationship to the Draft EIR Findings

The revision to the Safety Element’s Goals, Policies, and Programs section focus on the improvements the City will make related to processes that will help the community and reduce the impacts of the project; no new significant impacts would occur.

3. Settings, Impacts, Standard Conditions of Approval, and Mitigation Measures – Public Services, Utilities, and Recreation

a. Revisions

- **Water Supply** is revised to:
 - Incorporate the Water Supply Assessment that was completed in March 2023 and added as Appendix F to the EIR.
 - Reflect EMID’s adopted Water Neutrality Policy (March 20th, 2023) that requires new development(s), redevelopment or change in use that require a new water service from EMID, or will net increase water demand, to offset the new water demand.

- **Wastewater Treatment** is revised to reflect the information in the WSA including updated water demand.

b. Relationship to the Draft EIR Findings

The completed WSA and associated revisions to the Water Supply and Wastewater Treatment sections of the Draft EIR reflect the adoption of EMID's Water Neutrality Policy that reduces the water supply impacts identified in the Draft EIR and no new significant effects would occur.

E. DOCUMENT ORGANIZATION

This RTC document consists of the following chapters:

Chapter I: Introduction. This chapter discusses the purpose and organization of this RTC document and the Final EIR, and summarizes the environmental review process for the project.

Chapter II: List of Commenting Agencies, Organizations, and Individuals. This chapter contains a list of agencies, organizations, and persons who submitted written comments or spoke at the public hearing on the Draft EIR during the public review period.

Chapter III: Comments and Responses. This chapter contains reproductions of all comment letters received on the Draft EIR as well as a summary of the verbal comments provided at the public hearing. A written response for each comment related to the adequacy of the Draft EIR received during the public review period is provided. Each response is keyed to the preceding comment.

Chapter IV: Text Revisions. Corrections to the Draft EIR necessary in light of the comments received and responses provided, or necessary to amplify or clarify material in the Draft EIR, are contained in this chapter. Text with double underline represents language that has been added to the Draft EIR; text with ~~strikeout~~ has been deleted from the Draft EIR. Revisions to figures are also provided, where appropriate.

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II. LIST OF COMMENTING AGENCIES, ORGANIZATIONS, AND INDIVIDUALS

This chapter presents a list of letters and comments received during the public review period of the Draft EIR and describes the organization of the letters and comments that are included in *Chapter III, Comments and Responses*, of this document.

A. ORGANIZATION OF COMMENT LETTERS AND RESPONSES

During the 45-day comment period, which ended on April 2, 2023, the City received written comments from fifteen individuals and verbal comments from five planning commissioners. This RTC document includes a reproduction of each written comment letter (or email) in its entirety received on the Draft EIR and a summary of comments made at the planning commission public hearing. Written responses to each comment are provided.

The comment letters are numbered consecutively following the A and B designations. The letters are annotated in the margin according to the following code:

Individuals and Organizations:	A#
Planning Commission:	B#

The following agencies and individuals provided written or verbal comments.

Individuals and Organizations

A1	Debra Gruber	February 22, 2023
A2	Helen Schwab	March 3, 2023
A3	Chia-Kang Wang	March 13, 2023
A4	Connie Vial	March 13, 2023
A5	Xingbo Yu	March 13, 2023
A6	Norm Lin	March 14, 2023
A7	Connie Vial	March 14, 2023
A8	Andrea Wright	March 15, 2023
A9	Lisa Yi	March 15, 2023
A10	An	March 15, 2023
A11	Song Ge	March 15, 2023
A12	Kathleen Foiles	March 15, 2023

A13	Don Carlson	March 15, 2023
A14	Lorne Needle and Audra Carli	March 15, 2023
A15	Karen Tunnell	March 15, 2023

Planning Commission

B1-1	Commissioner Charlie Bronitsky	March 16, 2023
B1-2	Commissioner Nicolas Haddad	March 16, 2023
B1-3	Commissioner Ravi Jagtiani	March 16, 2023
B1-4	Commissioner Phoebe Venkat	March 16, 2023
B1-5	Chair Adams	March 16, 2023

III. COMMENTS AND RESPONSES

Written responses to all comments on the Draft EIR are provided in this section. Letters received on the Draft EIR are provided in their entirety. Each letter is immediately followed by a response keyed to the specific comment.

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A. INDIVIDUALS AND ORGANIZATIONS

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Hannah Chan Smyth

From: Debra Gruber <admiralwilly680@gmail.com>
Sent: Wednesday, February 22, 2023 12:12 PM
To: Foster City Planning Department
Subject: Traffic Housing Element Update

Was the traffic study completed in 2021 during the pandemic?

| 1

Does the traffic study include the impact of no left-hand turns from 4-7 pm? This is especially true when there are accidents on the San Mateo Bridge.

| 2

Thank You,
Gruber

LETTER A1

Debra Gruber

February 22, 2023

- A1-1 As discussed in Section IV.B, Traffic and Transportation, of the Draft EIR, the traffic study analyzed traffic counts collected in 2019 and 2022 and prepared a comparison of volumes. The traffic study used the higher 2019 traffic counts throughout the analysis to provide a more conservative approach.
- A2-2 As discussed in Section IV.B, Traffic and Transportation, of the Draft EIR (page 97), the traffic study accounted for the left turn restrictions along Hillsdale Boulevard.

From: [Helen Schwab](#)
To: [Foster City Planning Department](#)
Subject: Housing Element Feedback
Date: Friday, March 3, 2023 10:43:25 AM

I am a resident of Sea Cloud and wish to express my strenuous objections to the proposed redevelopment/reconstruction of Equity Residential properties at both Schooner Bay & Lantern Cove.

1

Such reconstruction will result in 1000's of current residents losing their homes and a decided decrease in the quality of living at Sea Cloud, Lantern Cove, Port Royal & surrounding neighborhoods due to the resulting significant increases in water & electricity usage as well as traffic and population density.

I am also opposed to the residential expansion of both Schooner Bay and Lantern Cove for these additional reasons:

They are among the newer developments in Foster City and are not in need of expansion.

They are not within suggested distances from transit corridors, public facilities and commercial development.

Overriding other considerations, we have a strong concern for the availability of water.

I understand the city is constrained by state law to attempt to come up with additional housing, but this does not require reconstruction of Schooner Bay & Lantern Cove where 1000's of residents will lose their homes.

There are not 1000's of replacement homes to be found in Foster City for the displaced residents, much less quality homes to match the quality of life at these properties with lagoons, large green spaces, private garages and many other amenities that substantially contribute to the quality of life in the Sea Cloud area, fulfilling Foster City's master plan.

To add 1,896 more housing units while displacing 1000's of citizens from their current

2

residences in Foster City is short sighted & entirely objectionable from every citizen's standpoint.

Where are the 1000's of Foster City residents currently living at these locations going to find homes in Foster City while these mammoth construction projects are taking place?

I hope the City Council will see that leaving 1000's of current Foster City residents without homes (displacement of current residents) is an entirely inappropriate solution to any Housing Element demands being made by the State agency(s). Thank you in advance for your attention to this very immediate & disturbing problem.

~Helen Schwab

Sea Cloud Resident

LETTER A2

Helen Schwab
March 3, 2023

- A2-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.
- A2-2 The commenter also raised concerns pertaining to displacement due to the Housing Element Update (Project). Displacement of residents was evaluated in Section IV.G, Population and Housing, of the Draft EIR. Some of the housing sites identified in the proposed Housing Element are currently developed and include some multi-family development. To address the potential displacement of existing residents of properties which may be redeveloped, the project includes Policy H-C-3, Tenant Protections, which calls for the mitigation of potential impacts of displacement and promote greater awareness of tenant and landlord rights and obligations.

From: [Chia-Kang Wang](#)
To: [Foster City Planning Department](#)
Subject: Oppose Lantern Cove redevelopment
Date: Monday, March 13, 2023 5:22:53 PM

Hi,

I am strongly against Lantern Cove redevelopment. I live at Biscayne Ave which is the major road used by Lantern Cove residents. The traffic will be much worse than what it is now.

Best Regards,
Chia-Kang

LETTER A3
Chia-Kang Wang
March 13, 2023

A3-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Connie Vial](#)
To: [Foster City Planning Department](#)
Subject: Objection to the redevelopment of Lantern Cove project in Foster City
Date: Monday, March 13, 2023 6:11:04 PM

Planning commission members:

I strongly oppose the approval of the redevelopment of the Lantern Cove project. Even the EIR indicates the water shortage, traffic congestion and parking and aesthetics problems this project will bring to our city.

I suggest you too oppose and do not approve this project because it not sustainable for our city and neighborhoods.

Building more apartments in Foster City will not solve the housing crisis because the rents will continue to be high and people are not able to afford it.

Builders and corporations only look at the bottom line of profits, they don't care about people not being able to afford high paying rents.

I suggest you find other ways to solve the housing crisis but adding these units is not the solution.

Thanks for your time,

Kindest regards,

Connie Vial, GRI
Broker/Owner
Vial Properties
Vialproperties@hotmail.com
Office: 650-578-0885
Cell & text: 650-799-0918
Website: www.vialproperties.com
CalBRE: #00833411

Thank you for referring your family and friends!

Sent from my iPad

LETTER A4
Connie Vial
March 13, 2023

A4-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Xingbo Yu](#)
To: [Foster City Planning Department](#); [City Council](#)
Subject: Please help stop lantern Cove redevelopment
Date: Monday, March 13, 2023 6:21:58 PM

Dear planning committee and council members:

Foster City, peaceful home for me for 15 years, has seen increased traffic, especially after building of the new Beach Park Elementary school and Foster Square. Adding hundreds of high density units to this corner of the city will be catastrophic to the living environment we have now. There have been enough discussions about the impacts in terms of resource constraints and traffic congestions etc. that I won't repeat here. Please help keep Foster City peaceful.

Thank you!

Xingbo Yu
55 Williams Ln
Foster City

LETTER A5
Xingbo Yu
March 13, 2023

A5-1 These comments further reiterated the findings of the Draft EIR pertaining to transportation impacts and do not address the adequacy of the Draft EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Sofia Mangalam](#)
To: [Thai-Chau Le](#); [Leslie Carmichael](#)
Subject: FW: Lantern Cove high density housing project
Date: Tuesday, March 14, 2023 8:55:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

FYI

From: Kevin Ortiz <kortiz@fostercity.org>
Sent: Tuesday, March 14, 2023 8:22 AM
To: Sofia Mangalam <smangalam@fostercity.org>
Cc: Stefan Chatwin <schatwin@fostercity.org>; Marlene Subhashini <msubhashini@fostercity.org>
Subject: FW: Lantern Cove high density housing project

Hi, Sofia,

FYI (for your awareness).

Thank you,



Kevin Ortiz, MPA
Management Analyst | City of Foster City

650-286-3222 | www.fostercity.org
610 Foster City Boulevard | Foster City, CA 94404



From: Norm Lin <nsl.norm@gmail.com>
Sent: Tuesday, March 14, 2023 8:13 AM
To: City Council <CityCouncil@fostercity.org>
Subject: Lantern Cove high density housing project

Dear Foster City council members,

I am writing to you concerning the Lantern Cove redevelopment project. Foster City daily traffic on Edgewater Blvd. and Hillsdale Blvd. has become heavy enough already. If the Lantern Cove high density housing project is approved, I am afraid the daily traffic jams on those main streets will be even more severe.

I hope you would take the traffic issue into consideration in approving the Lantern Cove project.

Sincerely,

Norm Lin

373 Thatcher Lane

Foster City, CA 94404-3952

LETTER A6
Norm Lin
March 14, 2023

A6-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Connie Vial](#)
To: [Foster City Planning Department](#)
Subject: Newsom Blasts CEQA After UC Berkeley Ruling
Date: Tuesday, March 14, 2023 3:57:57 PM

<https://therealdeal.com/sanfrancisco/2023/02/28/newsom-ceqa-is-clearly-broken/>

Members of the planning commission:

I was wondering if this statue can be used to stop building and redevelopment apartments in Foster City.

Let's be realistic building ir redeveloping apartment complex will not solve the the home affordability problem. Apartment's owners want to add more units and will continue charging high rents to tenants which they are unable to afford.

Furthermore we don't t have enough water, sewer, and the infrastructure to support all the adding traffic congestion the new buildings will bring.

I will appreciate this email and the one I sent yesterday become part of the next meeting where residents voice their concerns.

Thanks,
Kindest regards,

Connie Vial, GRI
Broker/Owner
Vial Properties
Vialproperties@hotmail.com
Office: 650-578-0885
Cell & text: 650-799-0918
Website: www.vialproperties.com
CalBRE: #00833411

Thank you for referring your family and friends!

Sent from my iPad

1

LETTER A7
Connie Vial
March 14, 2023

- A7-1 These comments further reiterated the findings of the Draft EIR pertaining to transportation impacts and do not relate to the adequacy of the Draft EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [andrea rockers](#)
To: [Foster City Planning Department](#)
Subject: Opposed to Lantern Cove re-development
Date: Wednesday, March 15, 2023 9:27:57 AM

Hi

I am writing to express my concern and disapproval for ANY redevelopment to Lantern Cove. As a long time resident next door to that complex, I am very unhappy this is being explored. We are property owners and do not want to see increased traffic, residents and subsequent issues that will come from both. It will also negatively affect property values by adding more condo's and apartments.

Please think about alterative locations or updates to meet and housing rules that may be causing this exploration.

Thank you,
Andrea Wright

LETTER A8
Andrea Wright
March 15, 2023

A8-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Lisa Yi](#)
To: [Foster City Planning Department](#)
Subject: Strongly opposed to the Lantern Cove redevelopment plan
Date: Wednesday, March 15, 2023 11:40:37 AM

Hi Thai-Chau and the Planning Commission,

I heard about the redevelopment plan of Lantern Cove and felt strongly against it as a current resident in the neighborhood. The Lantern Cove together with a few streets nearby forms a unified, peaceful, and beautiful neighborhood. Young families grow here with babies and grade school kids. Elderlies live here to enjoy a quality life with their loved ones. The population is already very dense in the area, as the local parks (Port Royal and Boothbay) are filled with kids and exercise groups, and hard for adults to find comfortable space to exercise. The local traffic is also already heavy on Edgewater and Port Royal during school drop-off and pick-up hours and afternoon rush hours. With a sudden increase of 350 households with 500-1000 people, it is not hard to imagine a spike in public space use and traffic, let alone the risk of complicating the neighborhood safety where kids play in the front yards. The life quality for all current families will be heavily impacted and that was not part of the deal when we chose to live here and be part of Foster City. I urge the city council to consider those factors and be supportive to current residents who are deeply rooted in the community.

Regardless of the coding and good heart of affordable housing, the developer and future property owner would push it for profit. Hence I reached out to you to express the concerns and hope the Commission will stand with the Foster City residents to make the best decision.

Thanks,

Li Yi

LETTER A9
Lisa Yi
March 15, 2023

A9-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [An](#)
Subject: Please vote "NO" on redeveloping Lantern Cove
Date: Wednesday, March 15, 2023 12:03:54 PM

Hi,
we live near Lantern Cove, and are strongly opposed to redeveloping it. We don't want high-rise apartments or a 300-car garage. This will create too much traffic on a two-lane road, Port Royal. It will create safety risks for our kids. It will hurt property values, and force many of our Lantern Cove neighbors to lose their homes. The overall commute time in Foster City is already very high, please don't make it worse. We understand Foster City needs to meet the affordable housing goals, I am confident you can find other better solutions.
Thank you.
Sincerely, An

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LETTER A10
An
March 15, 2023

A10-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [S.G](#)
To: [Foster City Planning Department](#)
Subject: Strongly oppose the Lantern Cove redevelopment plan
Date: Wednesday, March 15, 2023 12:16:47 PM
Attachments: [Lawsuites against Equity Residential.png](#)

Dear Thai-Chau and the Planning Commission members,

I am writing to let you know I, living in the neighborhood of Lantern Cove, are strongly opposed to redeveloping it by Equity Residential.

I came across an article ([link](#), screenshot as attached) about the developer, Equity Residential. Since 2017, the company has been sued a few times on some illegal charges, including overcharged late fees and application fees, with the most recent one in 2022 ([link](#)). Around 135,000 people could have been affected in the past 4 years. With this fact, I doubt if the company will carry out the redevelopment plan and manage the property for the benefits of the low-income families. The overcharges, if continued, will add an unbearable financial burden to the people who can barely rent houses.

In addition, I also wonder if Equity Residential has provided a sound solution to address the concerns of existing residents, brought by significant population density increase. These issues include, but not limited to

- existing Lantern Cove residents are forced out of their home during construction
- safety concerns about our kids caused by 300+ more car on neighborhood streets
- environmental impact to the community and Foster City

I believe the Planning Commissions has considered the issues I am concerned about and will make the best decision on behalf of the Foster City residents. Thank you for considering my concerns at the March 16 meeting and future discussions about similar plans.

Sincerely,

Song Ge



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Radius Koreatown Apartments at 680 S Berendo St (Equity Apartments, Stock. Photo Illustration by Priyanka Modi.)

JAN 4, 2022, 1:00 PM

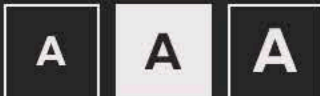
By Christian Bautista

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Equity Residential, the Chicago-based apartment investor that’s been shedding some “less desirable” units among its 35,000 California assets, faces another West Coast lawsuit.

The firm, sued in 2017 over dubious late fees, now faces claims it charged five times what it cost for background checks on prospective tenants and violated California law by failing to provide receipts and copies of its investigative consumer reports.

It amounts to “unlawful conduct,” according to a complaint filed in Los Angeles Superior Court. The \$50 it charged for each application “exceeds Equity’s out-of-pocket costs of gathering information concerning each Plaintiff.” Equity’s costs for each background check came to just \$8.50 per application, according to the suit.

The plaintiffs include 135,000 people who applied for housing in Equity’s California properties over the past four years. They’re seeking \$10,000 in damages for each violation and reimbursement for overcharges and also want an injunction to require Equity Residential to provide prospective tenants with a copy of their consumer reports within three days.

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LETTER A11
Song Ge
March 15, 2023

A11-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Robert Foiles](#)
To: [Foster City Planning Department](#)
Subject: Lantern Cove
Date: Wednesday, March 15, 2023 2:04:41 PM

Last year the Planning Commission staff identified properties that were ripe for redevelopment. Lantern Cove was not one of those identified by staff. Instead, Lantern Cove specifically requested to be added to the list. One member of the Planning Commission even spoke out against such a relatively new development as Lantern Cove even being considered. Nonetheless Lantern Cove was added to the list and now members of the City Council may find themselves in a political mess if this development is passed through to them. Lantern Cove is tucked away in a little corner of Foster City and such an aggressive redevelopment of the property will substantially burden everyone in the area not to mention the toll it will take on local infrastructure. As one of the Planning Commission members indicated last year, redevelopment of Lantern Cove at this time just doesn't make urban planning sense. I urge you to deny this project. Thank you, Kathleen Foiles

LETTER A12
Kathleen Foiles
March 15, 2023

A12-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Don Carlson](#)
To: [Foster City Planning Department](#)
Cc: [City Council](#)
Subject: Opposition to Proposed Redevelopment of Lantern Cove
Date: Wednesday, March 15, 2023 2:52:12 PM

ATTN: Thai-Chau Le, Planning Manager

TO: Foster City Planning Commissioners & Foster City Council Members

On March 2, 2022, I addressed the existing City Council, voicing my opposition to the proposed redevelopment of Lantern Cove itself, as well as its inclusion in Foster City’s “HOUSING ELEMENT: RHNA / AHO” plan.

In that year, NO action that the developer (Equity Residential), nor subsequent City Councils or Planning Commissions have taken has changed my mind.

I remain opposed for the following reasons:

I. Lantern Cove should not be included in the AHO.

A. The locations of the other sites proposed in the AHO have one thing in common: each is situated along or very near to a main traffic artery (FC Blvd., Catamaran, Shell or Bounty), or in the case of Schooner Bay apartments, at the foot of a main artery (Edgewater). That provides residents **DIRECT access to routes of ingress & egress** linked to the freeway system and avenues to adjacent cities.

Even in its current configuration, **the Lantern Cove site does not have such a relationship:** it sits, not on the EDGE of a neighborhood, but tucked away, essentially, in the “back” of Neighborhood 8, with only residential streets linking its traffic to the rest of the city and beyond.

B. If one goal of the AHO system is to position affordable housing along or close to public transit lines & hubs, Lantern Cove, unlike the other proposed AHO sites, **FAILS!** Currently, SamTrans Bus Route 251 primarily serves the northeastern section of FC; the closest it comes to Lantern Cove is the intersection of Edgewater & Beach Park...hardly a benefit for those residents who qualify for affordable housing who may depend solely on public transit.

C. Allowing the developer to “slip” this property in among the other proposed AHO sites lets Equity Residential take unfair advantage of the State’s Housing Element protocols related to the permit process and other public review opportunities.

Equity Residential proposes to “shoehorn” 350 additional UNITS onto the current site without specifying how many additional buildings will be constructed, on what footprints and at what heights. Would you allow ANY developer to erect 350 new single-family residences (if such a parcel still existed in FC to handle such a development)? If not, then why should the city race to allow this redevelopment simply because the State allows it?

As I said a year ago, I’m not opposed to ALL of the proposed AHO sites, just this one.

II. Lantern Cove should not be redeveloped at all via this proposal.

A. Adding over 350 units to the current site (to reach a total of 588) will certainly negatively impact current Neighborhood 8 residents.

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1. Residents of approximately **90 current units** will be displaced.
2. The proposed **multi-level parking structure, under emergency evacuation conditions**, may dump all of its 800 vehicles onto northbound Edgewater.
3. I hope you're prepared to place **traffic-calming media** on Boothbay, Biscayne & Port Royal Avenues because altering the usage of those specific streets will inevitably change the character of the neighborhood. For example, youth activities at Boothbay Park, scheduled or not, will be subject to increased risk levels.
4. Delaying the public dissemination of the actual dimensions and placement of proposed buildings **prevents the residents of single-family homes along Port Royal** from calculating the effect that the parking structure and multi-story buildings will have on their property values.

I ask you to please listen to residents before adopting actions that will negatively affect us. Removing Lantern Cove from the AHO and asking the developer to restructure its proposal are the right actions to take in this case at this time.

Don Carlson
288 Boothbay Ave.

LETTER A13
Don Carlson
March 15, 2023

A13-1 Refer to Response B1-1-3 for response to displacement policies within the project proposal. Comments related to the merits of the project (2023-2031 Housing Element) do not address the adequacy of the EIR, and no further response is necessary. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Lorne Needle](#)
To: [Foster City Planning Department](#)
Cc: [City Council](#)
Subject: Public comment for Planning Commission's 3/16/23 meeting: Remove the Lantern Cove Apartments from the Housing Element and prevent any future redevelopment of this property
Date: Wednesday, March 15, 2023 4:25:25 PM

[Attention: Thai-Chau Le, Planning Manager]

Members of the Planning Commission --

We're writing to urge you to remove the Lantern Cove Apartments from the city's housing element and any other affordable housing plans, and to take whatever other steps are in your power to block any redevelopment of the Lantern Cove apartments.

We are homeowners in the community who live just down the street from Lantern Cove. We support the goals of providing affordable housing and continuing to have diverse, inclusive communities. Like many of our neighbors, we are opposed to redevelopment because cramming more apartments into Lantern Cove will accomplish neither goal, but instead will have significant and lasting negative impacts on our neighborhood:

- This neighborhood will be overwhelmed by the construction process, big buildings and traffic congestion created by adding units to Lantern Cove. This will severely impact safety and the quality of life.
- Many of our neighbors already living at Lantern Cove, an affordable option for them in Foster City, will be displaced by redevelopment. This means there will be little or no net benefit to adding even up to 50 new affordable units, and very likely a net loss.
- Home values will be significantly impacted.

The Planning Commission is well aware of these problems, and in fact did not initially identify Lantern Cove to be included in the city's affordable housing plan last year. Lantern Cove did not meet your approved criteria, because it's a relatively newer development. Moreover, city staff noted publicly at a Council meeting that the city could meet the state's affordable housing requirements without including Lantern Cove. Even so, the city ended up including it because the developer, Equity Residential, requested that it be added to the list (and we note that this action was a deviation from the city's approved process, and may raise legal issues).

In addition, the city's new draft Environmental Impact Report (EIR) notes at least three significant issues created by moving forward with the housing element as currently outlined. The problems include: (1) insufficient water available for residents' daily needs and in case

of a fire; (2) massive new traffic creating safety, congestion, and parking problems; and (3) aesthetics – in other words, building big, ugly new urban buildings in a small residential neighborhood where they don't belong. The state CEQA law requires EIRs precisely because they help protect communities from the destructive consequences of development projects. Based on the EIR's findings alone, the Planning Commission should block redevelopment at Lantern Cove and possibly other properties.

There's also little reason to believe that Equity Residential would deliver on quality affordable housing. As the city also knows, they were sued in 2017 and in 2022 (suit ongoing) for not meeting their obligations to tenants and the community. They may well be chronic bad actors who will make things worse rather than providing reasonable homes for Foster City residents.

We understand that Foster City is under intense pressure from the State of California to create many new affordable units quickly. This is an unjust and unreasonable policy, pushed in part by big developers, and cities and voters across the state are strongly opposed. Pressure from the State is no justification to make bad planning decisions that will forever affect the quality of life in Foster City. You are by definition leaders for Foster City. **Your job – and the Council's and city staff's – is to do what's best for our community, and to protect it now and for the future, even if that means refusing to comply with a bad policy, being in conflict with the state, engaging with legal action by or against the city, etc.** It certainly means not moving forward with bad plans and projects just to comply with the State's demands.

If you are determined to try to meet the State's quotas, we'd note that there are many better alternatives for development than Lantern Cove. There are other locations, including former commercial and industrial sites, that are closer to major roads, highways and other infrastructure. These would serve well for new affordable housing developments, without impacting existing neighborhoods. As an example, this [article from February describes how San Francisco has identified a number of underutilized office buildings as potential affordable housing redevelopment sites](#). Foster City is among the top 10% of California cities in providing affordable housing, because the Planning Commission and City Council have created sound plans in the past. We have confidence that you can find alternate solutions, without rushing into bad projects like redeveloping Lanter Cove.

Finally, we understand that Foster City needs to update its design standards to evaluate proposed projects. We urge you to prioritize this work, as it is relevant to decisions about Lantern Cove and other projects, and will equip the city to articulate and defend its vision for Foster City neighborhoods like ours.

You can expect us and our many concerned neighbors to be active politically and legally to stop this project. Please do the judicious and right thing, and take whatever steps are in

your power to prevent redevelopment of the Lantern Cove apartments. Thank you for your service to Foster City.

Lorne Needle and Audra Carli
14 Lyme Lane

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"You don't have to be great to start, but you have to start to be great."

LETTER A14
Lorne Needle and Audra Carli
March 15, 2023

A14-1 The commenter is reiterating the findings already disclosed in the Draft EIR. According to the CEQA Guidelines, the environmental process is to inform and disclose potential environmental impacts and recommend mitigation measures, where feasible would reduce such impacts to a less-than-significant level. The City has completed the Draft EIR, public circulation review period, and subsequent meetings to inform the public and decision makers of the potential impacts of said project, consistent with the CEQA Guidelines.

The commenter's desire to remove the Lantern Cove Housing Site from the Housing Element Sites Inventory is noted. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

From: [Karen Tunnell](#)
To: [Foster City Planning Department](#)
Subject: Lantern Cove
Date: Wednesday, March 15, 2023 10:30:26 PM

Commission Members:

Please put me on record opposing the redevelopment of Lantern Cove. It is stated that there will be 350 units with approximately 300 parking places. I am guessing that most residents have 2 cars per household. This means there could be closer to 700 cars accessing Port Royal, Biscayne, and possibly Boothbay. Where are the additional cars going to park? High density housing should be built adjacent to freeway access or public transportation. Since Foster City is lacking in decent public transit, it is not logical to build where traffic could be a problem on residential streets. Surely there must be better options.

Karen Tunnell

LETTER A15
Karen Tunnell
March 15, 2023

A15-1 The comments relate to the merits of the project (2023-2031 Housing Element) and do not address the adequacy of the EIR. Therefore, no further response is required. These comments will be shared with the Planning Commission and the City Council for consideration when reviewing the project.

B. PLANNING COMMISSION

These comments are a summary of verbal comments received by the Planning Commission on March 16, 2023. Full meeting Minutes were approved on April 6, 2023.

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Planning Commission Comment Summary
March 16, 2023

Commissioner Comments

Commissioner Charlie Bronitsky

- B1-1-1 |** Thinks there needs to be a plan in place to address water supply shortage.
- B1-1-2 |** The Housing Element does not identify any housing sites north of Highway 92. The EIR should have considered an Alternative with housing sites north of Highway 92 because they could have a lower VMT impact compared to sites such as Lantern Cove.
- B1-1-3 |** Thinks that the displacement of existing residents from the proposed project is a significant impact.

Commissioner Nicolas Haddad

- B1-2-1 |** Hopes we can find better ways to address the significant impacts that were unavoidable, and would add parking to the list of impacts.
- B1-2-2 |** Suggests adding a connection between Marine Parkway in Redwood Shores to Foster City Boulevard or Beach Park Boulevard to alleviate congestion within Foster City.

Commissioner Ravi Jagtiani

- B1-3-1 |** Would like to see statistics on how successful other cities TDM measures are.
- B1-3-2 |** Would like to see more examples of how to make the project net neutral in terms of water. Landscaping may work for commercial projects but not for residential projects that increase the number of people using water.

Commissioner Phoebe Venkat

- B1-4-1 |** Building in low VMT areas will reduce traffic overall, but we should also consider the importance of communities like Pilgrim Triton, especially considering Foster City's lack of a downtown. These small centers will bring the community together, and over time will reduce traffic.
- B1-4-2 |** Acknowledged that future specific projects would require their own reviews and environmental analysis.
- B1-4-3 |** Asked for clarification on whether future objective design standards would affect the analysis of the current Draft EIR.

Chair Adams

- B1-5-1 |** Would like the City to consider how much waste-water treatment plant capacity is needed after water neutrality policy is considered.

Commissioner Charlie Bronitsky (B1-1)

B1-1-1 As described in Section IV.H, Public Services, Utilities, and Recreation, of the Draft EIR, the anticipated development projects within the EMID service area, including the additional housing units under the Housing Element, EMID would have enough water supply to meet expected demand in normal years. In the event of prolonged drought conditions, according to the SFPUC's Water System Improvement Project, water supply would be subject to reductions in the event of drought, water shortage, earthquake, rehabilitation, or maintenance of the system. During periods of supply reduction, EMID would implement the Water Shortage Contingency Plan (WSCP), which would result in reduced water demand. The plan has six levels with each level set to respond to increasingly more severe conditions. The WSCP is designed to decrease demand to meet the reduced allocations by SFPUC, however, the WSA does not rely on the WSCP as the primary means to enable EMID to sustain sufficient supplies during projected shortfalls.

The estimated demand from the Housing Element (Project) in addition to the existing and planned future uses evaluated in the WCS, will exacerbate the projected supply shortfall documented in EMID's 2020 UWMP during single and multiple dry years. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with the implementation of the Water Neutrality Growth Ordinance. The Water Neutrality Growth Ordinance would reduce shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions. Therefore, there is not "sufficient water supply" (per Government Code Section 664737.7 (a)(2)) available to meet the demands of the Housing Element, in addition to the existing and planned future uses, during single-dry and multiple dry water years within a 20-year projection. EMID is coordinating with the City of San Mateo, SFPUC, and BAWSCA to assess potential options for producing and using recycled water in the future to assist with offsetting future new potable demands. EMID has updated its WSCP and will continue to invest in and implement ongoing and long-term demand management measures.

Per Water Code Section 10911, EMID shall consider this projected water supply insufficiency and shall provide the City with its plans to acquire and develop additional water supplies. However, as documented in the EMID 2020 UWMP, EMID has no approved plans for acquiring additional water supplies as a retailer.

A long-term demand management measure EMID shall consider is a water neutral growth policy for all new development. A water neutral growth policy requires

offsetting the projected water demand of new development with water efficiency measures to create a neutral impact on the overall service area demands and water use. On March 20, 2023, the EMID Board of Directors directed City staff to prepare a Water Neutrality Growth Ordinance (Ordinance) to implement regulations requiring applicable new development, redevelopment, or change in use of any non-single family dwelling within the EMID service area that will require a new water service from EMID or will increase water demand on the project site above the baseline water demand to offset the new water demand with water offset measures to neutralize and/or reduce the impact on overall service area demands as amended in the current BAWSCA Drought Regional Implementation Plan. Development of the Ordinance will codify a regulatory framework and guidelines will be developed to provide applicants with clear implementation and compliance steps. However, as the ordinance is not yet adopted and implementation of the policy is still uncertain, the effectiveness of the policy to reduce all impacts to a less than significant level remains unknown and therefore, the impact remains Significant Unavoidable even with mitigation measures. Section IV of this RTC also includes additional text changes to further update and clarify information on the water analysis.

B1-1-2 As described in Section 15126.6 of the CEQA Guidelines, Draft EIRs must include analysis of a reasonable range of alternatives to the project. The reasonable range of alternatives considered should feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation.

The comment notes the important relationship between home locations and job locations. Alternatives considered for the Draft EIR consist of those that may reduce significant unavoidable impacts such as the VMT impact identified. As discussed in Section IV.B, Traffic and Transportation, generally locating homes next to jobs could reduce VMT impacts by increasing the mix of uses within convenient walking distance.¹ However, most sites north of SR 92 currently lack the necessary mix of uses, such as retail and other service, within walking distance to substantively reduce VMT beyond that of the Partial Reallocation to Mixed-Use Alternative considered in the Draft EIR, and, therefore, this option was

¹ 1.American Planning Association PAS Memo, 2013. "Getting Trip Generation Right: Eliminating the Bias Against Mixed Use Development" by Jerry Walters, Brian Bochner, and Reid Ewing, May.

not further considered. The Alternatives studied in the Draft EIR (that included more housing at the mixed-use sites south of SR 92) would reduce VMT due to the location, existing mix of uses, and availability of existing amenities at the sites identified.

- B1-1-3 Displacement of residents was evaluated in Section IV.G, Population and Housing, of the Draft EIR. Some of the housing sites identified in the proposed Housing Element are currently developed and include some multi-family development. To address the potential displacement of existing residents of properties which may be redeveloped, the project includes Policy H-C-3, Tenant Protections, which calls for the mitigation of potential impacts of displacement and promote greater awareness of tenant and landlord rights and obligations. This includes the following programs to avoid displacement:

Program H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments. If an existing multifamily apartment development is repaired or redeveloped including the displacement of one or more tenants, the application submitted for repairs or redevelopment including displacement of any tenants shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.

Program H-C-3-b Anti-Displacement Strategy. Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.

Although existing housing units could be displaced as part of a property's redevelopment, displaced units would be replaced by higher-density residential development resulting in a net increase in housing. Further, as described above, the City would require measures to reduce potential displacement of tenants for specific projects. Implementation of the Housing Element would result in the net increase of units within the city and implementation of these policies for future individual redevelopment would not result in displacement of substantial numbers of population or housing.

Commissioner Nicolas Haddad (B1-2)

- B1-2-1 The commenter identifies general concerns regarding “solutions to significant impacts,” but does not identify specific areas of concern or suggestions for alternative mitigation measures; as such, a detailed response cannot be provided. Parking related effects are not considered environmental impacts under CEQA. Therefore, parking conditions are discussed for context and for informational purposes.
- B1-2-2 As the commenter notes, a bridge connection between Marine Parkway in Redwood Shores and Foster City Boulevard or Beach Park Boulevard in Foster City would provide an alternative route into Foster City. As noted in the Safety Element Evacuation Study, such a bridge would also provide an additional evacuation route, especially for the southwest portion of the city. However, this potential bridge was not studied as a mitigation measure because it would not necessarily reduce the VMT impact based on Caltrans latest research on the topic of induced demand. By increasing the road network capacity, it could encourage more people to drive and actually increase VMT. Induced demand is described in the following excerpt from the landmark study on induced demand in California:

Increased highway capacity can lead to increased VMT in the short run in several ways: if people shift from other modes to driving, if drivers make longer trips (by choosing longer routes and/or more distant destinations), or if drivers make more frequent trips (Noland and Lem, 2002; Gorham, 2009; Litman, 2010). Longer-term effects may also occur if households and businesses move to more distant locations or if development patterns become more dispersed in response to the capacity increase. Capacity expansion can lead to increases in commercial traffic as well as passenger travel (Duranton and Turner, 2011).

Commissioner Ravi Jagtiani (B1-3)

- B1-3-1 Examples of TDM measures in the Bay Area, including within the City/County Association of Governments of San Mateo County (C/CAG), include:
- Offering residents of a development an orientation of education program or materials.
 - Providing for a TDM coordinator or contact person for a development.
 - Actively participating in Commute.org, or Transportation Management Association equivalent.
 - Providing transit or ridesharing passes and subsidies.
 - Providing secure bicycle storage.

- Designing streets to encourage bicycle and pedestrian access (e.g., widening sidewalks, providing protected bike lanes, etc.).

As discussed in Section IV.B, Transportation, of the Draft EIR, it is not possible to evaluate the effectiveness of an individual project's TDM measures at reducing Vehicles Miles Travelled (VMT) until such time specific developments are proposed as effectiveness could be dependent on surrounding physical make-up of the site and area itself. Therefore, consistent with the impact disclosed in the Draft EIR, the VMT impact remains significant and unavoidable. This comment relates to the efficacy of TDM measures in other cities and does not change the impact disclosed in the Draft EIR or relate to the adequacy of the analysis within the Draft EIR; no further response is required.

- B1-3-2 Please see Response B1-1-1 for a discussion of water neutral growth policy. As noted in the discussion, reduced on-site demand could potentially be achieved by on- or off-site measures. The EMID Board of Directors directed City staff to prepare a Water Neutrality Growth Ordinance (Ordinance) to implement regulations requiring new development(s), redevelopment or change in use that will require a new water service from the EMID or will increase water demand above the Baseline Water Demand to offset the New Water Demand with water efficiency/conservation/retrofit measures to create a neutral (or net zero) impact on the overall site (or account) water use demand. However, as stated in the Draft EIR and Chapter IV, Text Revisions, of this document, the effectiveness of the policy to reduce all impacts to a less than significant level remains unknown and therefore, does not change the CEQA impact.

Commissioner Phoebe Venkat (B1-4)

- B1-4-1 This comment expresses support for the Pilgrim Triton and other "small centers" within the community and does not address the adequacy of the information within the Draft EIR; no additional response is required.
- B1-4-2: This comment acknowledges the program-level analysis within the Draft EIR. The CEQA allows for a program-level analysis of policy documents that contemplate a series of related actions that can be characterized as one large project, including general plans or general plan elements. Such analysis must identify the environmental impacts of adopting the plan as a whole, but it does not need to analyze individual future projects that might be adopted under the plan, especially where the details of such future projects are unknown and speculative. If and when such future individual developments are proposed, those projects would be required to separately comply with CEQA as applicable.

B1-4-3: As the objective design standards have not been finalized, it would be speculative at this point in time to identify the type of CEQA document used for analysis of that project. However, as described in Section 15152 of the CEQA Guidelines, lead agencies are allowed to “tier” off an adopted or certified CEQA document. Tiering refers to using the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

Chair Adams (B1-5)

B1-5-1 As described in Section IV.H, Public Services, Utilities, and Recreation, of the Draft EIR, in addition to capital improvement projects that address aging infrastructure, an expansion of the liquid processing side of the WWTP is currently underway to replace aging infrastructure and facilities, build wet weather sewer system capacity assurance to prevent overflows, meet current and regulatory requirements, and production of Title 22 water. In addition, developments under the project would be required to comply with SCOAs 5.8.1 and 5.8.2 which require applicants to complete a sewer system capacity study and install all needed construction improvements, as well as require applicants to prepare a sewer flow projection study and a hydraulic capacity study to verify that the existing sewer system is properly sized to meet the projected increase in wastewater generation on the project site. The project would allow EMID to remain well below its allocated daily flow capacity at the WWTP. For these reasons, and with the implementation of the above SCOAs, the project’s impact on wastewater treatment and disposal would be less than significant.

The commenter is correct in noting the Draft EIR identified a water supply impact. It should be noted that the supply of water to the city occurs independently of wastewater treatment. As such, the Draft EIR noted that with the identified WWTP improvements and adherence to the City’s SCOAs, impacts related to wastewater would be considered less than significant.

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IV. TEXT REVISIONS

This RTC document presents specific revisions to the text of the Draft EIR that were initiated by City staff for the purpose of clarifying material in the Draft EIR. Where revisions to the main text are called for, the page and paragraph are noted, followed by the appropriate revision. Added text is indicated with double underlined text. Deletions to text in the Draft EIR are shown with ~~strikeouts~~. Page numbers correspond to the page numbers of the Draft EIR. Revisions presented in this RTC document do not significantly alter the conclusions or findings of the Draft EIR.

A. REVISIONS TO THE INTRODUCTION

Page 4, last bullet point is revised as follows:

- *Appendices:* The appendices include:
 - Appendix A: NOP Comments
 - Appendix B: Non-CEQA LOS Technical Memorandum
 - Appendix C: Trip Generation and Existing Traffic Volumes
 - Appendix D: Water Capacity Study
 - Appendix E: Sanitary Sewer Impact Study
 - Appendix F: Water Supply Assessment

B. REVISIONS TO THE SUMMARY

Page 7, last sentence of the second paragraph is revised as follows:

All remaining impacts identified could be mitigated to a less-than-significant level with implementation of the recommended mitigation measures, ~~with the exception of Transportation.~~

Page 28, Table II-2 is revised as follows:

Program H-C-3-a ~~Phased Anti-Displacement Plan for~~ Redevelopment of Existing Multifamily Developments. If an existing multifamily apartment development is repaired or redeveloped including the ~~removal~~ displacement of ~~25 one or more units~~ tenants, the ~~project construction shall be phased such that displacement of residents is minimized to the greatest extent feasible. A Planning application submitted for~~ repairs or redeveloped including ~~removal~~ displacement of any ~~units~~ tenants shall include a plan that demonstrates

how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.

Page 29, Table II-2 is revised as follows:

Impact SVCS-1: There are not sufficient water supplies available to serve the project and reasonably foreseeable future development one during normal, dry year and multiple dry years within a 20-year projection.

C. REVISIONS TO THE PROJECT DESCRIPTION

Page 42, last paragraph is revised as follows:

The sites’ analysis demonstrates that there is adequate supply of suitable land to accommodate the city’s housing allocation of 1,896 units, including housing for very low-, low-, moderate-, and above moderate- income households. As shown in Table III-2, the city has additional sites which have been identified as surplus sites to provide a RHNA buffer. The Housing Element demonstrates that the city has capacity to accommodate ~~1,303~~1,119 housing units beyond its RHNA of 1,896 housing units for a total of ~~3,199~~3,015 units, which provides a buffer ranging from ~~188~~ percent to ~~4433~~ percent in the very low-, low- and moderate-income categories and is equivalent to an approximately ~~6959~~ percent buffer overall. Implementation of the project is conservatively assumed to then result in ~~3,199~~3,015 units. This level of buildout is unlikely but, in order to be conservative, this EIR uses the maximum buildout by the year 2040 in order to fully identify and mitigate potential environmental impacts.

Page 43, Table III-2 is revised as follows:

TABLE III-2 RHNA BUFFER BY INCOME CATEGORY

Income Category	RHNA Units	Total Units^a	Surplus (Buffer) Percentage
Very Low-Income (0-50% AMI)	520	664 <u>609</u>	2817%
Low-Income (51%-80% AMI)	299	432 <u>398</u>	4433%
Moderate-Income (81%-120% AMI)	300	355 <u>324</u>	188%
Above Moderate-Income (>120% AMI)	777	1,748 <u>1,684</u>	125117%
Total	1,896	3,199 <u>3,015</u>	6959%

^aIncludes Pipeline Projections, Proposed Project, Accessory Dwelling Units, Other Residential Sites, and Commercial Sites to Convert to Residential or Allow Mixed Use.
 Source: Foster City Community Development Department.

Page 43, first, second, fifth, sixth, and seventh bullet points are revised as follows:

- **Pipeline Projects.** Pipeline projects are units permitted or under construction but not yet completed as of June 30, 2022. In total there are 7457 units considered pipeline projects.
- **Proposed Projects.** Proposed projects are those that have submitted a project proposal but have not yet been approved. Affordability must be based on the projected sales prices, rent levels, or other mechanisms establishing affordability. There are currently 1,034024 proposed project units.
- **Other Residential Sites.** In addition to the previous Housing Element sites, the City has selected some other non-vacant residentially zoned sites with potential for additional residential development. Collectively these two sites have capacity for 1,000919 additional units.
- **Commercial Sites to ~~Convert to Residential or Allow Mixed Use~~.** The City has included ~~one~~the non-vacant non-residential site in the Sites Inventory and anticipates a capacity of 222111 units.
- **Non-Residential Site to Rezone to Residential.** The City has included a non-vacant non-residential site in the Sites Inventory and anticipates a capacity of 16 units.

Page 44, Table III-3 is revised as follows:

TABLE III-3 PIPELINE, PENDING, ADUs, RHNA 5 AND PROJECTED UNITS

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Pipeline Units	7	13	6	<u>4648</u>	<u>7274</u>
Proposed Projects	<u>9087</u>	<u>8077</u>	<u>107</u>	<u>854853</u>	<u>1,03424</u>
Projected ADUs	7	7	7	3	24
Previous Housing Element RHNA 5 Sites	230	136	136	345	847
Other Residential Sites	<u>270248</u>	<u>160147</u>	<u>160147</u>	<u>410377</u>	<u>1,000919</u>
Converted Commercial Sites	<u>6030</u>	<u>3618</u>	<u>3618</u>	<u>9045</u>	<u>222111</u>
<u>Non-Residential Site</u>			<u>3</u>	<u>13</u>	<u>16</u>
Total Sites	<u>664609</u>	<u>432398</u>	<u>355324</u>	<u>1,748</u> <u>1,684</u>	<u>3,199</u> <u>3,015</u>
RHNA	520	299	300	777	1,896
+Surplus/-Shortage	<u>+14489</u>	<u>+13399</u>	<u>+5524</u>	<u>+971907</u>	<u>+1,303</u> <u>1,119</u>

Source: Urban Planning Partners and Foster City, 2022.

Page 44-45, Section C. General Plan and Zoning Amendments is revised as follows:

- **General Plan and Zoning Amendments Related to the Sites Inventory.** Amendments to the General Plan land use designations to clarify minimum and maximum densities in mixed use and other designations, amend the Land Use Plan for specific sites, and to rezone specific sites, pursuant to the Housing Element.
 - a. **Mixed-Use Densities.** The City will amend or add the General Plan Land Use Designations for Civic Center Mixed Use and Service Commercial with Housing and other land use designations as appropriate, to establish allowed densities in mixed use zoning districts. Specifically, language describing allowed densities of 2035-80 dwelling units per acre will be added to the Civic Center Mixed Use designation and 2014-60 dwelling units per acre will be added to a definition of the Service Commercial with Housing designation. These amendments may include policies to allow mixed use on specific sites.
 - b. Land Use Plan Amendments to change the designation on the Foster’s Landing site to Civic Center Mixed Use and on the 1601 Beach Park Boulevard site to Two-Family Residential.
 - b.c. **Zoning Amendments Related to the Sites Inventory.** The City’s Housing Element includes Program H-D-1-c providing the following zoning actions: Rezone Foster’s Landing from R-3/PD to CM/PD, and the Eaves from R-3/PD to R-4/PD, and 1601 Beach Park Boulevard from PF to R-2 or R-2/PD.
 - c.d. **Rezone Commercial Housing Opportunity Site to Allow Commercial or Mixed-Use.** Concurrent with or prior to adoption of this Housing Element, rezone the Housing Opportunity Site currently developed with commercial uses to allow commercial or mixed-use. This includes the 1010 Metro Center Boulevard site.

Page 45, Table III-4 is revised as follows:

TABLE III-4 SITES INVENTORY (2023-2031)

	Extremely Low- Income Units	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
Pipeline Projects						
Laguna Vista Condominiums					<u>4648</u>	<u>4648</u>
Workforce Apartments		5	12	5		22
ADUs Under Construction		2	1	1		4
Proposed Projects						
Lantern Cove	14	14	25		303	356
Schooner Bay	26	26	45		549	646
Eaves Apartments MF ADUs		7	7	7	1	22

TABLE III-4 SITES INVENTORY (2023-2031)

	Extremely Low- Income Units	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
Single Family Accessory Dwelling Units						
ADUs	7		7	7	3	24
RHNA 5th Cycle Sites						
Franciscan Apartments	28		17	17	42	104
Sand Cove Apartments	38		22	22	57	139
The Lagoons Apartments	43		26	26	66	161
Beach Cove Apartments	65		38	38	98	239
Shadow Cove Apartments	31		18	18	46	113
Harbor Cove Apartments	25		15	15	36	91
Other Residential Sites						
Eaves Apartments	27		16	16	41	100
Foster's Landing Apartments	243 221		144 131	144 131	369 336	900 819
Commercial Sites to be Rezoned Allow Mixed Use						
OSH	60 30		36 18	36 18	90 45	222 111
Non-Residential Site to Rezone to Residential						
1601 Beach Park Boulevard				3	13	16
Total	664 609		432 398	355 324	1,748 1,684	3,199 3,015
RHNA	520		299	300	777	1,896
Remaining Need (Surplus)	144 89		133 99	55 24	971 907	1,303 1,119
Percent of Surplus	28 17%		44 33%	18 8%	125 117%	69 59%

Source: Urban Planning Partners and Foster City Community Development Department, 2022.

Page 48, Goal H-A: Reinforce the City's Commitment to Meeting Housing Needs, policies are revised as follows:

Policy H-A-4 Adequate Water Supply and Sewer Capacity for New Housing

Development. The City will work with the Estero Municipal Improvement District (EMID) Board of Directors to ensure there is adequate water supply and sewer capacity to support the development of the sites identified in RHNA 6.

Policy H-A-45 Secure Funding for Housing Programs. Identify and/or develop sources of funding for affordable housing programs.

Policy H-A-6 Encourage Local Hiring. Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

Page 52, first paragraph is revised to add the following after Policy H-E-8:

Policy H-E-9 Variety of Housing Types. Encourage a variety of housing types and configurations to address needs of large and small and extremely low-income households.

Page 52, *Goal H-F: Address Housing for Special Needs Populations*, first policy is revised as follows:

Policy H-F-1 Special Needs. Encourage a mix of housing units throughout the city including those for lower-income seniors, veterans, families with children, single parents, young families, victims of domestic violence, farmworkers, and the disabled.

Page 52, *Goal H-G: Affirmatively Further Fair Housing*, is revised to add the following policy after H-G-2:

Policy H-G-3 Reduce Commuting Burden. Reduce commute times and commute costs by encouraging Transit Oriented Design (TOD).

Page 54, *Goal S-1B: Empower Residents and Community Groups to be Better Educated, Prepared, and Self-Reliant in order to Protect Themselves from Hazards that may Affect Foster City*, is revised to add the following policy after S-1.9:

Policy S-1.10 All new residential development projects other than additions and accessory dwelling units (ADUs) within Overflight Notification Zone 2 for the San Carlos Airport shall incorporate a recorded overflight notification requirement as a condition of approval pursuant to the San Carlos Comprehensive Airport Land Use Compatibility Plan for Environs of San Carlos Airport (San Carlos Airport Final ALUCP).

Pages 54- 56, *Goal S-1C: A Community that can Easily Evacuate*, is revised as follows:

Policy S-1. ~~1011~~ Ensure adequate evacuation capacity and infrastructure is available for existing and new development.

Policy S-1. ~~1112~~ In areas with inadequate access or without at least two evacuation routes provide adequate mitigation actions to address the deficiencies required by the Fire Code and State law.

- Policy S-1.1213** Identify and map evacuation routes (primary and secondary), evacuation zones, and key constraints for use by emergency management staff and first responders.
- Policy S-1.1314** Coordinate with Caltrans and the County of San Mateo regarding transportation-related projects that can address potential roadway network issues and constraints.
- Policy S-1.1415** Prioritize roadway and storm drain infrastructure retrofitting and enhancement projects along primary evacuation routes.
- ~~**Policy S-1.14** Prioritize roadway and storm drain infrastructure retrofitting and enhancement projects along primary evacuation routes.~~
- Policy S-1.1516** Ensure all new development and redevelopment provides adequate ingress/egress for emergency access and evacuation.
- Policy S-1.1617** Ensure all new developments and redevelopments include multiple points of ingress/egress.
- Policy S-1.1718** Identify and construct additional evacuation routes in areas of high hazard concern or limited mobility.
- Policy S-1.1819** Monitor changes to hazard conditions and vulnerabilities to ensure the accessibility or viability of evacuation routes in the future.
- Policy S-1.1920** Develop an implementation program that identifies areas of the city with limited ingress/egress, limited circulation capacity, and/or critical infrastructure that could impact evacuation efforts.
- Policy S-1.2021** Develop an education and outreach program on the potential evacuation scenarios and the activities that residents and businesses can do to be better prepared for these potential events.
- Policy S-1.2122** Explore the feasibility of using boats as a potential vessel/vehicle to evacuate from islands, should traditional/planned evacuation routes (bridges, causeways) become compromised in a major emergency event where evacuation is necessary.
- Policy S-1.2223** Explore the feasibility of creating alternate or secondary routes out of the city in the event an emergency evacuation becomes necessary.

D. REVISIONS TO LAND USE AND PLANNING

Page 90, first paragraph is revised as follows:

One of the primary objectives of the project (the Housing and Safety Elements Update) being considered in this EIR is to identify housing sites and policies and programs that will help the City meet its RHNA obligation as assigned by ABAG. The draft Housing Element Update demonstrates that the city has capacity to accommodate 3,199-015 housing units, which is 1,119-303 housing units beyond its RHNA of 1,896 housing units, a buffer of approximately 569 percent. The project is inherently consistent with RHNA, and RHNA, as explained above, is consistent with *Plan Bay Area 2050*. Thus, the project is consistent with *Plan Bay Area 2050*.

E. REVISIONS TO TRAFFIC AND TRANSPORTATION

Page 114, last paragraph is revised as follows:

Table IV.B-3 shows the housing units associated with the project separated by site type and affordability levels. The project would provide for 3,199-015 total residential units within the associated planning area (refer to *Chapter III, Project Description*, for more information on the project planning area locations). These totals are inclusive of the approved and under-review development. The total proposed residential units exceed RHNA allocation totals for all bands of affordability in order to provide the required buffers for the affordable housing categories.

Page 114, Table IV.B-3 is revised as follows:

TABLE IV.B-3 HOUSING ELEMENT UPDATE LAND USE SUMMARY

Sites	Affordability				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
Pipeline Projects	<u>72</u>	<u>13</u>	<u>6+</u>	<u>4829</u>	<u>7433</u>
Proposed Projects	<u>8790</u>	<u>7780</u>	<u>710</u>	853	<u>1,024</u> <u>33</u>
Accessory Dwelling Units	7	7	7	3	24
Previous Housing Element RHNA 5 Sites	230	136	136	345	847
Other Residential Sites	<u>24870</u>	<u>1476</u> <u>0</u>	<u>14760</u>	<u>377410</u>	<u>9191,</u> <u>000</u>
Commercial Sites to Convert to Residential	<u>3060</u>	<u>1836</u>	<u>1836</u>	<u>4590</u>	<u>11122</u> <u>2</u>
Total	<u>60964</u>	<u>3984</u> <u>32</u>	<u>32455</u>	<u>1,6847</u> <u>48</u>	<u>3,015</u> <u>199</u>

Sites	Affordability				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
RHNA Allocations	520	299	300	777	1,896

Source: Foster City Community Development Department, 2022.

F. REVISIONS TO HAZARDS AND HAZARDOUS MATERIALS

Page 196, first paragraph is revised as follows:

... The project also includes new goal, policies, and actions related to emergency evacuation in the Safety Element Update (Goal S-1C, Policies S-1.10 and S-1.11, and Actions S-1.10a and S-1.11a) to ensure adequate evacuation capacity and infrastructure is available for existing and new development by developing an Evacuation Master Plan and providing adequate mitigation actions to address areas with inadequate access or without at least two evacuation routes...

G. REVISIONS TO POPULATION AND HOUSING

Page 230, last paragraph is revised as follows:

Implementation of the proposed Housing Element could result in the creation of ~~3,015~~^{3,015+99} new housing units in Foster City if all identified housing sites are developed at the maximum allowable density. Although Foster City’s RHNA share for the 2023-2031 6th Cycle Housing Element Update is 1,896 housing units, the HCD recommends that each jurisdiction provides a buffer of at least 15 to 30 percent above the capacity required by the RHNA. The capacity provided by Foster City’s proposed housing sites would provide an approximately a 569 percent buffer above the 6th Cycle RHNA.

Page 231, starting from the second paragraph is revised as follows:

It’s unrealistic to assume that all parcels identified included in the sites inventory would be developed and that they would all be developed at the maximum allowable density, so the actual number of housing units that will be developed as a result of the project would likely be below ~~3,015~~^{3,015+99} units. While the Housing Element encourages the development of new housing, the actual construction of new units will be driven by market forces, the motivation of property owners, subsidies for affordable housing, and other factors outside the control of the City. Nonetheless, this theoretically possible number of ~~3,015~~^{3,015+99} new housing units is used as a basis for estimating the environmental effects associated with implementation of the project.

Based on the Department of Finance population estimates, Foster City had an average 2020 household size of 2.55 persons. Applying this average, development of 3,015~~199~~ new housing units would increase the population in Foster City by approximately 8,1587,689 people. In addition to the reasons cited above, such as it is unlikely that all sites would be developed at their maximum densities, other factors would also serve to reduce this number in actual practice. This includes that many of the new units would be accessory dwelling units (ADUs) added to existing residential properties, studio apartments, and one-bedroom apartments, all of which would typically provide a residence for 1 or 2 people. Implementation of the project would increase the population in Foster City by fewer than the conservative estimate of 8,1587,689 people.

The proposed Housing Element is intended to accommodate anticipated growth and facilitate development of new housing to meet the City's RHNA share determined by ABAG for the 2023-2031 planning period. As such, the population growth associated with the creation of up to 3,199-015 new housing units would not be unplanned; to the contrary, it is specifically being planned for, with suitable sites for development identified. The project would be consistent with the General Plan, including the Housing Element, as amended by the project. The population growth would also be consistent with *Plan Bay Area 2050*, a regional plan intended to guide the regional population growth anticipated by 2050. Consequently, the project would not induce substantial unplanned population growth. This would be a less-than-significant impact.

Page 232, under (2) Displace People or Housing (Criterion 2), Program H-C-3-a is revised as follows:

Program H-C-3-a ~~Phased Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments~~. If an existing multifamily apartment development is repaired or redeveloped including the ~~removal~~ displacement of ~~25-one~~ or more units ~~tenants~~, the ~~project construction shall be phased such that displacement of residents is minimized to the greatest extent feasible. A Planning application submitted for repairs or~~ redevelopment including removal displacement of any units ~~tenants~~ shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.

H. REVISIONS TO PUBLIC SERVICES, UTILITIES, AND RECREATION

Page 241, first paragraph is revised as follows:

to residents and businesses in part of the City of San Mateo (Mariner's Island area). This information is based primarily on the 2023 ~~Water Capacity Study (WCS)~~ Water Supply Assessment (WSA) completed as part of this environmental review and included as Appendix ~~D-F~~ to this EIR. A Water Capacity Study (WCS) was also prepared as part of this environmental review and was a precursor to the WSA Assessment and is included as Appendix D to this EIR.

Page 241, third paragraph is revised as follows:

Today, the City of Foster City is almost built out with several redevelopment projects in various stages of planning. Table IV.H-1 shows the projected population in 5-year increments until the year 2045. The percent increase for the population growth is also shown. The ~~WCS-WSA~~ uses the population estimate published in the EMID 2020 UWMP as the baseline for year 2020 service area population. With all foreseeable future residential development included on this effort’s development list, the ~~WCS-WSA~~ developed an updated population projection through 2045. Population projections incorporate the City’s RHNA, which was not available at the time the EMID 2020 UWMP was developed.

Page 241, Table IV.H-1 is revised as follows:

TABLE IV.H-1 EMID CURRENT AND PROJECTED POPULATION

	2020 ^{a1}	2025	2030	2035	2040	2045
Service Area Population ^{b2}	36,500	36,700	41,000	42,000	42,700	43,400
% Average Annual Population Increase		0.1%	2.1%	0.5%	0.33%	0.32%

^{a1} 2020 actual population is based on the EMID 2020 UWMP. Service Area includes a small portion of San Mateo in addition to all of Foster City.

^{b2} Values have been rounded to the nearest hundred.

Source: Maddaus Water Management, 2023.

Page 244, second to last paragraph is revised as follows:

The WSCP is designed to decrease demand to meet the reduced allocations by SFPUC, however, the ~~WCS-WSA~~ does not rely on the WSCP as the primary demand management measure that will enable EMID to sustain sufficient supplies during projected shortfalls.

Pages 244-248 under Water Demand Projections is revised as follows:

The ~~WCS-WSA~~ projected demands for the EMID service area based on analysis of the 2023-2031 Housing Element and existing and planned future uses. The ~~WCS-WSA~~ assumes the EMID 2020 UWMP baseline water use and all post 2020 development project estimated demand.

TABLE IV.H-4 REGIONAL WATER SYSTEM (RWS) WHOLESALE SUPPLY AVAILABILITY DURING NORMAL AND DRY YEARS FOR BASE YEARS 2025 THROUGH 2045

Base Year	Normal Year	Single Dry Year	Multiple Dry Years				
			Year 1	Year 2	Year 3	Year 4	Year 5
2025	100%	64%	64%	55%	55%	55%	55%
2030	100%	64%	64%	55%	55%	55%	55%

2035	100%	64%	64%	54%	54%	54%	50%
2040	100%	63%	63%	54%	54%	48%	48%
2045	100%	54%	54%	54%	54%	46%	46%

^a Normal-year water supply availability is presented in terms of percentage of EMID’s annual supply assurance (5.9 MGD).

^b Dry-year water supply availability is presented in terms of percentage of projected RWS demands for each base year consistent with the revised BAWSCA Drought Methodology that assumes equal percent cutbacks across all Wholesale Agencies.

^c Results reflect a scenario with the Bay-Delta Plan Amendment implemented in 2023. As discussed above in Section C.5, though the Tuolumne River Voluntary Agreement has been submitted to the SWRCB, it is not guaranteed water and therefore not considered in this WCS-WSA as a reliable source of supply under any water year conditions or shortfall conditions.

Source: EMID 2020 UWMP DWR Table 7-2.

Table IV.H-5 shows the future system demand projections without additional development and the difference (excess supply allocation) until 2045. This table presents existing demand projections using the year 2020 actual demand as reported in the EMID 2020 UWMP, adjusted for active and passive savings over time, and assumes no growth in accounts in the EMID service area. Active savings refers to the savings that result from implementing conservation measures. Passive savings refers to water savings resulting from actions and activities that do not depend on direct financial assistance or educational programs implemented by water suppliers. These savings result primarily from the natural replacement of existing plumbing fixtures with water-efficient models required under current plumbing code standards, the installation of water-efficient fixtures and equipment in new buildings and retrofits as required under CALGreen Building Code Standards, and inclusion of low-water use landscaping and high-efficiency irrigation systems to minimize outdoor water use in new connections and developments in accordance with the State’s Model Water Efficient Landscape Ordinance (MWELO).¹⁵ As shown, available supplies are sufficient to meet system demand projections in a normal year.

Table IV.H-5 Future System Demand Projections (without additional Development)

	2020 ^{a1}	2025	2030	2035	2040	2045
SFPUC Supply, AFY	6,610	6,610	6,610	6,610	6,610	6,610
Demand Projections with Passive and Active Conservation Savings, AFY ^{b2}	4,896	4,648	4,371	4,223	4,100	4,113
Annual Excess, AFY	1,715	1,962	2,240	2,388	2,511	2,497
Percent Excess	26%	30%	34%	36%	38%	38%

^{a1} 2020 data is based on actual demand numbers found in the EMID 2020 UWMP.

^{b2} 2025-2045 water demands are estimated using reported passive and active conservation savings volumes per the December 5, 2022 BAWSCA Study.

³ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding

Source: Maddaus Water Management, 2023.

The EMID Board of Directors directed City staff to prepare a Water Neutrality Growth Ordinance (Ordinance) to implement regulations requiring applicable new development, redevelopment, or change in use of any non-single family dwelling within the EMID service area that will require a new water service from EMID or will increase water demand on the project site above the baseline water demand to offset the new water demand with water offset measures to neutralize and/or reduce the impact on overall service area demands as amended in the current BAWSCA Drought Regional Implementation Plan. Development of the Ordinance will codify a regulatory framework and guidelines will be developed to provide applicants with clear implementation and compliance steps, including applicability and exemptions for developments.

The WSA includes project information and projects water demands based on the project status information known to the City as of March 2023 (see Appendix G for development specific descriptions).

Table IV.H-6 shows the total projected annual ~~additional net new~~ demand generated from the ~~various~~ development projects evaluated in the ~~WCS-WSA~~, in addition to system water loss (see WCS in Appendix D for water demand assumptions). Net new demand (as opposed to new development demand) takes into account existing site water use including buildings that will be demolished or landscapes that will be converted. The annual net demand is then reduced due to implementation of the Water Neutrality Growth Ordinance and estimated total system water loss is apportioned to the resulting net demand volume from the new development.

Total system water loss is the sum of apparent and real losses. Apparent loss is associated with metering inaccuracies, billing and administrative errors, authorized unmetered uses (e.g., system flushing and firefighting), and unauthorized uses. Real loss is associated with physical water lost through line breaks, leaks and seeps, and overflows of storage tanks. The ~~WCS-WSA~~ applies an additional water loss demand of 7.75 percent based on the average year 2020 and 2021 EMID American Water Works Association (AWWA) validated water loss audits. The EMID 2021 AWWA validated water loss audit reported a water loss of 7.2 percent and a total system water loss of 8.3 percent in 2020. The 2022 BAWSCA Demand Study estimated an 8.3 percent total system water loss.

TABLE IV.H-6 PROJECTED ANNUAL NET NEW ~~ADDITIONAL~~ FUTURE DEMANDS FROM ~~VARIOUS~~ DEVELOPMENTS PROJECTS (AFY)

Development Project	2025	2030	2035	2040	2045
Biomed Phase 2	19	19	19	19	19
Gilead Integrated Corporate Campus	0	10	74	74	74
Pilgrim Triton Project Completion	16	16	16	16	16
15-Acres Project (Foster Square)	3.1	3.1	3.1	3.1	3.1

Development Project	2025	2030	2035	2040	2045
Chess/Hatch Drive Offices Project	0	15	15	15	15
1601 Beach Park Blvd/Sea Island	2.2	2.2	2.2	2.2	2.2
New Hotel in Metro Center (VISA)	0	12	12	12	12
388 Vintage Park	5.7	5.7	5.7	5.7	5.7
Lantern Cove Apartments Redevelopment	0	41	41	41	41
Bridgepointe Redevelopment (City of San Mateo)	0	67	89	89	89
1065 E. Hillsdale (Century Plaza) R&D Conversions*	01.7	01.7	01.7	01.7	01.7
1065 E. Hillsdale Retail Pavilion (Century Plaza UP-21-0015)	2.6	2.6	2.6	2.6	2.6
Schooner Bay I Redevelopment	0	33	33	33	33
Schooner Bay II Redevelopment	0	28	28	28	28
Charter Square Demo/Beach Park Elementary School	4.3	4.3	4.3	4.3	4.3
1010 Metro Center Blvd (OSH Redevelopment)	1.3	12	12	12	12
1001 E. Hillsdale (Parkside Towers)*	0	012	012	012	012
901/951 Mariner's Island Blvd Office to Life Science Building Conversion (City of San Mateo)	3.1	3.1	3.1	3.1	3.1
1400 Fashion Island Blvd (City of San Mateo)	1.7	1.7	1.7	1.7	1.7
999 Baker Way (City of San Mateo)	0.5	0.5	0.5	0.5	0.5
Other/Additional Non-Residential Growth	0	0	2.6	5.2	5.2
Accessory Dwelling Units (ADU) for Eaves and Single-Family Homes ¹	2.9	4.0	4.2	4.2	4.2
2023-2031 Residential Development to Achieve RHNA (Other Sites in the Sites Inventory)	0	61	61	61	61
Other/Additional Residential Development (Other Sites in the Sites Inventory)	0	0	32	70	108
Subtotal Developments	62	341 <u>352</u>	463 <u>474</u>	504 <u>515</u>	541 <u>553</u>
<u>Net Demand Reduction Due to Water Neutrality Growth Ordinance²</u>	<u>11</u>	<u>292</u>	<u>350</u>	<u>390</u>	<u>428</u>
<u>Subtotal Developments With Net Demand Reduction Due to Water Neutrality Growth Ordinance</u>	<u>51</u>	<u>60</u>	<u>125</u>	<u>125</u>	<u>125</u>
Estimated System Water Loss ^{b3}	<u>54</u>	265 <u>368</u>	3610 <u>499</u>	3910 <u>543</u>	4210 <u>583</u>
Grand Total Net New Development Demand^{c4}	6755	65	134	134	134

¹A total of 56 ADUs are assumed to be constructed from development of the Eaves ADUs (22) in 2024 and single family ADUs (34) between 2020 and 2031. The City has assumed, for the purposes of this WSA, that no ADUs will be constructed after the RHNA planning period ends in 2031. The City has assumed, for the purposes of this WSA, that 50% of ADUs may be subject to the Water Neutrality Growth Ordinance, thus resulting in a net new demand of 2.1 AFY.

²This row represents the estimated net demand for the development projects that may be subject to the Water Neutrality Growth Ordinance, thus rendering their estimated demand neutral for this WSA.

³These development projects' net water use was evaluated and was ultimately not included in calculations because they are estimated to have a net zero demand due to landscape redevelopment or the installation of ultra-high

efficiency fixtures on-site. This approach is consistent with the current trends to consider stressed water supply and demand conditions.

^{b3} With all future development demand in the service area captured in this table, estimated total system water system water losses are likewise included at 7.75% based on the average year 2020 and 2021 EMID AWWA validated water loss audits.

^{c4} In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.
Source: Maddaus Water Management, 2023.

Table IV.H-7 shows the total system demand projected for EMID during non-drought (normal) conditions, compared to EMID’s SFPUC supply assurance projected for EMID including the demand from the proposed developments (including system water loss). The total system demand is calculated by adding the total net development demand generated from the proposed developments from Table IV.H-6 to the system demand projections from Table IV.H-5. Net new demand from development projects takes into consideration the implementation of the Water Neutrality Growth Ordinance and includes an apportioned total system water loss, as noted in Table IV.H.6.

TABLE IV.H-7 PROJECTED TOTAL SYSTEM DEMAND WITH ADDED DEVELOPMENTS PROJECTS

<u>Total System Demand, No Drought^{e1}</u>	2020	2025	2030	2035	2040	2045
Demand Projection for EMID, with Passive and Active Conservation, MGD	4.4	4.1	3.9	3.8	3.7	3.7
Demand Projection for EMID, with Passive and Active Conservation, AFY	4,896	4,648	4,371	4,223	4,100	4,113
Net Demand from Additional Developments Projects, AFY²	0	<u>6755</u>	<u>368</u> <u>65</u>	<u>499</u> <u>134</u>	<u>543</u> <u>134</u>	<u>583</u> <u>134</u>
Total System Demand, AFY	4,896	<u>4,715</u> <u>4,703</u>	<u>4,738</u> <u>4,436</u>	<u>4,722</u> <u>4,357</u>	<u>4,642</u> <u>4,234</u>	<u>4,696</u> <u>4,247</u>
SFPUC Supply Assurance, AFY	6,610	6,610	6,610	6,610	6,610	6,610
Estimated Remaining SFPUC Supply, AFY	1,715	<u>1,895</u> <u>1,907</u>	<u>1,872</u> <u>2,175</u>	<u>1,889</u> <u>2,253</u>	<u>1,968</u> <u>2,376</u>	<u>1,914</u> <u>2,363</u>
Est. Remaining Supply Reliability, %	26%	29%	<u>28</u> <u>33%</u>	<u>29</u> <u>34%</u>	<u>30</u> <u>36%</u>	<u>29</u> <u>36%</u>

^{e1} In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

² Net new demand from development projects reflects the reduction of net demand from developments that will likely be subject to the Water Neutrality Growth Ordinance and the inclusion of system water loss, as shown in Table IV.H.6.

Source: Maddaus Water Management, 2023.

Table IV.H-8 shows a comparison of the supply allocations from Table IV.H-3 and projected total system demands from Table ~~G-8~~IV.H.7 through the 20-year planning horizon as required by ~~SB-610~~Water Code Section 10910. As discussed in Table IV.H-3, during a period of five consecutive dry years starting in 2025, the SFPUC’s plan calls for a 48 percent supply reduction of the normal year supply in the first year, followed by a 41 percent reduction of the normal year supply for each of the next 4 years. This level of reduction varies in subsequent future years. To meet the reductions, EMID will have to cut back its consumption in kind by implementing its WSCP based on the severity of the drought. In

2020, EMID refined its WSCP to achieve water savings of up to 20 percent in a Level 2 Drought, rather than the previous 15 percent goal that was targeted.

As shown in Table IV.H-8, there will continue to be sufficient supplies to meet all projected demand, including the additional demand generated from the proposed developments, in non-drought (normal) conditions until year 2045. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would ~~minimize~~ reduce shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions.

In conclusion, the existing and planned future uses evaluated in the ~~WCS-WSA~~ will generate ~~an additional~~ a net new water demand by year 2045 of ~~583-134~~ AFY post year 2020 baseline EMID 2020 UWMP demand with the enforcement of the Water Neutrality Growth Ordinance. The water demand associated with the 2023-2031 Housing Element and the existing and future uses evaluated in the ~~WCS-WSA~~ will be accommodated by EMID's existing supplies during non-drought years within a 20-year projection.

As documented in Table 7-5 in the EMID 2020 UWMP, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045. The estimated demand from the 2023-2031 Housing Element in addition to the existing and planned future uses evaluated in the ~~WCSWSA~~, will exacerbate ~~EMID's existing~~ the projected supply shortfall documented in EMID's 2020 UWMP during single and multiple dry years. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with the implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would reduce shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions. Therefore, the ~~WCS-WSA~~ concludes that there is not "sufficient water supply" (per Government Code 664737.7 (a)(2)) available to meet the demands of the 2023-2031 Housing Element, in addition to the existing and planned future uses evaluated in the ~~WCSWSA~~, during single-dry and multiple dry water years within a 20-year projection.

Page 249-250, Table IV.H-8 is revised as follows:

TABLE IV.H-8 ANNUAL SUPPLY ALLOCATION VS. MULTIPLE DRY YEARS DEMAND (AFY) WITH DEMAND REDUCTION IN DRY YEARS CONSISTENT WITH THE EMID'S 2020 REVISED WATER SHORTAGE CONTINGENCY PLAN.

Year	Topic	Normal Year	Single & Multiple Dry				
			Year 1	Year 2	Year 3	Year 4	Year 5
			Demand Reduction %				
			<i>Assumes WSCP Supply Shortage Level-1</i>	<i>Assumes WSCP Supply Shortage Level-2</i>	<i>Assumes WSCP Supply Shortage Level-3</i>	<i>Assumes WSCP Supply Shortage Level-4</i>	<i>Assumes WSCP Supply Shortage Level-5</i>
		10% ²	20% ³	30% ⁴	40% ⁵	50% ⁶	
2020 ^{bz}	Actual 2020 Demand	4,896	4,896	4,896	4,896	4,896	4,896
	Maximum Allocation	6,610	3,170	2,716	2,716	2,716	2,716
	Demand (NOT Including Proposed Developments)	4,648	4,183	3,718	3,254	2,789	2,324
2025	Demand (Including Proposed Developments' NET Demand) ^a	4,715 <u>4,703</u>	4,244 <u>4,233</u>	3,772 <u>3,762</u>	3,301 <u>3,292</u>	2,829 <u>2,822</u>	2,358 <u>2,351</u>
	Excess/Shortfall (NOT Including Proposed Developments)	1,962	-1,013	-1,003	-538	-73	392
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,895 <u>1,907</u>	-1,074 <u>-1,062</u>	-1,056 <u>-1,046</u>	-585 <u>-576</u>	-113 <u>-106</u>	358 <u>365</u>
	Maximum Allocation	6,610	3,219	2,762	2,762	2,762	2,762
	Demand (NOT Including Proposed Developments)	4,371	3,934	3,497	3,059	2,622	2,185
2030	Demand (Including Proposed Developments' NET Demand) ^a	4,738 <u>4,436</u>	4,264 <u>3,992</u>	3,791 <u>3,549</u>	3,317 <u>3,105</u>	2,843 <u>2,661</u>	2,369 <u>2,218</u>
	Excess/Shortfall (NOT Including Proposed Developments)	2,240	-714	-735	-297	140	577
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,872 <u>2,175</u>	-1,045 <u>-773</u>	-1,029 <u>-787</u>	-555 <u>-343</u>	-81 <u>101</u>	393 <u>544</u>
	Maximum Allocation	6,610	3,275	2,808	2,808	2,808	2,572
	Demand (NOT Including Proposed Developments)	4,223	3,800	3,378	2,956	2,534	2,111
2035	Demand (Including Proposed Developments' NET Demand) ^a	4,722 <u>4,357</u>	4,249 <u>3,921</u>	3,777 <u>3,486</u>	3,305 <u>3,050</u>	2,833 <u>2,614</u>	2,361 <u>2,178</u>
	Excess/Shortfall (NOT Including Proposed Developments)	2,388	-526	-570	-148	274	460
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,889 <u>2,253</u>	-975 <u>-647</u>	-969 <u>-677</u>	-497 <u>-242</u>	-25 <u>194</u>	211 <u>393</u>
	Maximum Allocation	6,610	3,354	2,879	2,879	2,538	2,538
	Demand (NOT Including Proposed Developments)	4,100	3,690	3,280	2,870	2,460	2,050
2040	Demand (Including Proposed Developments' NET Demand) ^a	4,642 <u>4,234</u>	4,178 <u>3,811</u>	3,714 <u>3,387</u>	3,250 <u>2,964</u>	2,785 <u>2,540</u>	2,321 <u>2,117</u>
	Excess/Shortfall (NOT Including Proposed Developments)	2,511	-336	-401	9	78	488
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,968 <u>2,376</u>	-824 <u>-456</u>	-835 <u>-509</u>	-371 <u>-85</u>	-247 <u>-3</u>	217 <u>421</u>
	Maximum Allocation	6,610	3,020	3,020	3,020	2,566	2,566
	Demand (NOT Including Proposed Developments)	4,100	3,690	3,280	2,870	2,460	2,050

Year	Topic	Normal Year	Single & Multiple Dry				
			Year 1	Year 2	Year 3	Year 4	Year 5
			Demand Reduction %				
			Assumes WSCP Supply Shortage Level-1	Assumes WSCP Supply Shortage Level-2	Assumes WSCP Supply Shortage Level-3	Assumes WSCP Supply Shortage Level-4	Assumes WSCP Supply Shortage Level-5
			10% ²	20% ³	30% ⁴	40% ⁵	50% ⁶
	Demand (NOT Including Proposed Developments)	4,113	3,702	3,290	2,879	2,468	2,057
	Demand (Including Proposed Developments' NET Demand) ⁸	4,696 4,247	4,227 3,823	3,757 3,398	3,288 2,973	2,818 2,548	2,348 2,124
	Excess/Shortfall (NOT Including Proposed Developments)	2,497	-682	-271	141	98	509
	Excess/Shortfall (Including Proposed Developments' NET Demand) ⁸	1,914 2,363	-1,207 -803	-737 -378	-268 47	-252 17	217 442

¹ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

² Assumes WSCP Supply Shortage Level 1.

³ Assumes WSCP Supply Shortage Level 2.

⁴ Assumes WSCP Supply Shortage Level 3.

⁵ Assumes WSCP Supply Shortage Level 4.

⁶ Assumes WSCP Supply Shortage Level 5.

⁷ 2020 data is based on actual numbers.

⁸ Proposed Developments' net demand reflects the estimated demand reduction due to implementation of the Water Neutrality Growth Ordinance (based on March 2023 project status information) and the inclusion of system water loss, as shown in Table IV.H.6. This will determine the limits of the available water supply and require demand offsets for any future applicable development projects.

Source: Maddaus Water Management, 2023.

Page 267, second paragraph is revised as follows:

The increase in development intensity and density in the project area would result in an increase in demand for fire protection and emergency services. The project could result in the creation of 3,015~~199~~ new housing units in Foster City (when accounting for both the 1,896 housing units for the 6th Cycle RHNA allocation and a ~~5~~69 percent buffer) if all identified housing sites are developed at the maximum allowable density. This number of additional housing units would result in an estimated increase of 8,158~~7,689~~ residents in Foster City (see Section IV.G, Population and Housing, for more detail). With buildout of potential residential units, the population of the city would grow by approximately ~~24.68~~23.26 percent, from 33,056 residents in 2022 to ~~41,214~~40,745 residents at full implementation of the project...

Page 268, first sentence of the first paragraph under (2) Police Protection is revised as follows:

Implementation of the project would result in development of 3,015+99 housing units and an increase of 8,1587,689 residents in Foster City.

Page 269-279 (3) Parks and Recreation (Criteria 2, 3, and 4) is revised as follows:

With the anticipated development associated with implementation of the project, there would be an increase in the number of residents, triggering the need for additional parks and recreation facilities and staff. Using the City ratio of 5 acres of parkland and 6-10 acres of parks and recreation facilities (such as waterways) per 1,000 residents, the approximate addition of 8,1587,689 residents on the project would yield an increased demand of approximately 40.7938.45 acres of parkland and 48.9546.13 to 81.5876.89 acres of parks and recreation facilities. In Foster City there is approximately 156 acres of parkland, 46.4 acres of walkways and pedways, and 15 acres of satellite facilities from local schools, as well as 212 acres of waterways, for a total of approximately 429.4 acres of existing recreation area. This currently falls below the parkland ratio of 5 acres per 1,000 residents but exceeds the parks and recreation facility ratio of 6-10 acres of recreation area per 1,000 residents. To meet the parkland standard for the existing population, an additional 9.28 acres of parkland would need to be provided. However, in addition to parkland, the city currently has 15 acres of satellite facilities such as local school yards and recreation facilities, which exceeds the needed 9.28 acres of parkland.

While development under the project would result in an increase of residents using local parks and recreation facilities, it would not be expected to result in substantial deterioration of existing facilities or result in the need for new or expanded facilities. Moreover, as described in the settings section above, the City has approved funding for the replacement of the recreation center which will increase the square footage of the facility from 36,000 square feet to approximately 50,000 square feet. The establishment of a new recreation center would be subject to all local and State requirements, including CEQA review. Future residential development under the project would also be expected to pay for Parks and Recreation impact fees. As of 2022, the city collects a developer fee for park facilities of \$14,926 per single-family residential unit, and \$11,639 per multi-family residential unit. Based on the 3,015+99 housing sites Inventory, this impact fee could net approximately \$37,200,000. Furthermore, as required within the Foster City Municipal Code, high density multi-family residential projects are required to provide open green area as applicable, which would reduce the overall demand and use on local recreation facilities. With the payment of fees and adherence with applicable open space regulations impacts associated with implementation of the project-related parks and recreational facilities would be less than significant.

Page 270, last paragraph is revised as follows:

As stated previously, implementation of the Housing and Safety Element Updates could result in an additional 3,015~~199~~ housing units in the city. This increase in new housing units would result in a potential population increase of up to 8,158~~7,689~~ residents, which would increase the number of school-aged children in the city.

Page 271, first paragraph is revised as follows:

Based on SMFCSD’s student generation rates, 3,015~~199~~ new housing units in Foster City would produce and estimated 288~~271~~ students in the SMFCSD. Based the SMUHSD student generation rates, 3,015~~199~~ new housing units would produce an estimated 304~~287~~ students in the SMUHSD.

Page 271-277 Water Supply (Criterion 5) is revised as follows:

As discussed above, implementation of the Housing Element could result in an additional 3,199~~3,015~~ housing units in the city. According to the WCS-WSA conducted for the project and other major projects in Foster City (see Appendix DF), the project and reasonably foreseeable future development would result in approximately 583~~134~~ acre-feet of additional water demand per year by 2045. Table IV.H-9 shows the anticipated SFPUC water supply assurance every five years between 2025 and 2045 (assuming no supply disruptions or critical multi-year droughts), projected demand within the EMID service area as determined by BAWSCA, additional demand from proposed developments (including an apportioned total system water loss). The total system demand is calculated by adding the total net demand generated from the proposed developments in Table IV.H-6 to the system demand projections from Table IV.H-5.

TABLE IV.H-9 PROJECTED TOTAL SYSTEM DEMAND WITH ~~ADDED DEVELOPMENTS~~ PROJECTS

<u>Total System Demand, No Drought</u> ¹	2020	2025	2030	2035	2040	2045
Demand Projection for EMID, with Passive and Active Conservation, MGD	4.4	4.1	3.9	3.8	3.7	3.7
Demand Projection for EMID, with Passive and Active Conservation, AFY	4,896	4,648	4,371	4,223	4,100	4,113
Net <u>New</u> Demand from Additional <u>Developments Projects</u> , AFY ²	0	<u>675</u> 55	<u>368</u> 65	<u>499</u> 134	<u>543</u> 134	<u>583</u> 134
Total System Demand, AFY	4,896	<u>4,715</u> 4,703	<u>4,738</u> 4,436	<u>4,722</u> 4,357	<u>4,642</u> 4,234	<u>4,696</u> 4,247
SFPUC Supply Assurance, AFY	6,610	6,610	6,610	6,610	6,610	6,610
Estimated Remaining SFPUC Supply, AFY	1,715	<u>1,895</u> 1,907	<u>1,872</u> 2,175	<u>1,889</u> 2,253	<u>1,968</u> 2,376	<u>1,914</u> 2,363
Est. Remaining Supply Reliability, %	26%	29%	<u>28</u> 33 %	<u>29</u> 34 %	<u>30</u> 36 %	<u>29</u> 36 %

¹ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

² Net new demand from development projects reflects the estimated demand reduction due to implementation of

the Water Neutrality Growth Ordinance (based on March 2023 project status information) and the inclusion of system water loss, as shown in Table IV.H.6.

Source: Maddaus Water Management, 2023.

As indicated in Table IV.H-9, EMID is under contract to receive 6,610 AFY from the SFPUC, assuming no significant supply disruptions or prolonged drought conditions. Considering the anticipated development projects within the EMID service area, including the additional housing units under the Housing Element, EMID would have enough water supply to meet expected demand in normal years. The expected water supply surplus would range from 1,700 AFY in 2020 to ~~2,000~~2,300 AFY in 2045.

In the event of prolonged drought conditions, according to the SFPUC’s Water System Improvement Project, water supply would be subject to reductions in the event of drought, water shortage, earthquake, rehabilitation, or maintenance of the system. During periods of supply reduction, EMID would implement the Water Shortage Contingency Plan (WSCP), which would result in reduced water demand. The plan has six levels with each level set to respond to increasingly more severe conditions. The WSCP is designed to decrease demand to meet the reduced allocations by SFPUC, however, the ~~WCS~~WSA does not rely on the WSCP as the primary means to enable EMID to sustain sufficient supplies during projected shortfalls.

Table IV.H-10 shows SFPUC’s projected deliveries to EMID for a single dry year and for five consecutive dry years, based on the EMID 2020 UWMP allocations.

TABLE IV.H-10 EMID PROJECTED ANNUAL SUPPLY ALLOCATIONS FOR A SINGLE AND MULTIPLE DRY YEARS

Water Supply Source (AFY)	Status	Normal Year	Single Year				
			Year 1	Year 2	Year 3	Year 4	Year 5
2025 SFPUC	Max Allocation	6,610	3,170	2,716	2,716	2,716	2,716
	% Reduction	0%	48%	41%	41%	41%	41%
2030 SFPUC	Max Allocation	6,610	3,219	2,762	2,762	2,762	2,762
	% Reduction	0%	49%	42%	42%	42%	42%
2035 SFPUC	Max Allocation	6,610	3,275	2,808	2,808	2,808	2,572
	% Reduction	0%	50%	42%	42%	42%	39%
2040 SFPUC	Supply	6,610	3,354	2,879	2,879	2,538	2,538
	% Reduction	0%	51%	44%	44%	38%	38%
2045 SFPUC	Max Allocation	6,610	3,020	3,020	3,020	2,566	2,566
	% Reduction	0%	46%	46%	46%	39%	39%

^a Normal year allocation same through projection period per EMID 2020 UWMP DWR Table 7-2.

^b Dry year allocation unique to projection year and dry year type per 2020 UWMP DWR Table 7-3 & 7-4. In general,

multiple dry years 2 & 3 supplies are the same, whereas multiple dry years 4 & 5 supplies are the same. More specifically, year 2030 multiple dry years 2-5 supplies are the same.
Source: Maddaus Water Management, 2023.

Table IV.H-11 compares the supply allocations from Table IV.H-10 above with projected total system demands from Table IV.H-9 through the 20-year planning horizon as required by SB 610. Table IV.H-11 compares the total demand both with and without projected development. As discussed in Table IV.H-10, during a period of five consecutive dry years starting in 2025, the SFPUC's plan calls for a 48 percent supply reduction of the normal year supply in the first year, followed by a 41 percent reduction of the normal year supply for each of the next 4 years. This level of reduction varies in subsequent future years. To meet the reductions, EMID would implement the WSCP based on the severity of the drought. In 2020, EMID refined the WSCP to achieve water savings of up to 20 percent in a Level 2 Drought, rather than the previous 15 percent goal that was targeted.

Consistent with Table IV.H-9 above, Table IV.H-11 shows there will be sufficient supplies to meet all projected demand, including the additional demand generated from the proposed developments, in non-drought (normal) conditions until year 2045. However, there will not be sufficient supplies (with or without the projected developments) under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would ~~minimize-reduce~~ shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions.

As shown in Table IV.H-11 and Table IV.H.6 above, the existing and planned future uses evaluated in Foster City will generate an additional net water demand of ~~583~~134 AFY post year 2020 baseline EMID 2020 UWMP demand. ~~Of the 583 AFY total net water demand 275 AFY are associated with the Housing Element.~~ The development under the Housing Element and the existing and future uses evaluated in the ~~WCS~~WSA will be accommodated by EMID's existing supplies during non-drought years within a 20-year projection. However, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045.

TABLE IV.H-11 ANNUAL SUPPLY ALLOCATION VS. MULTIPLE DRY YEARS DEMAND (AFY) WITH DEMAND REDUCTION IN DRY YEARS CONSISTENT WITH THE EMID'S 2020 REVISED WATER SHORTAGE CONTINGENCY PLAN.

Year	Topic	Normal Year	Single & Multiple Dry				
			Year 1	Year 2	Year 3	Year 4	Year 5
			Demand Reduction %				
			<i>Assumes WSCP Supply Shortage Level-1</i>	<i>Assumes WSCP Supply Shortage Level-2</i>	<i>Assumes WSCP Supply Shortage Level-3</i>	<i>Assumes WSCP Supply Shortage Level-4</i>	<i>Assumes WSCP Supply Shortage Level-5</i>
			10% ²	20% ³	30% ⁴	40% ⁵	50% ⁶
2020 ^{bz}	Actual 2020 Demand	4,896	4,896	4,896	4,896	4,896	4,896
	Maximum Allocation	6,610	3,170	2,716	2,716	2,716	2,716
	Demand (NOT Including Proposed Developments)	4,648	4,183	3,718	3,254	2,789	2,324
2025	Demand (Including Proposed Developments' NET Demand) ^a	4,715	4,244	3,772	3,301	2,829	2,358
		4,703	4,233	3,762	3,292	2,822	2,351
	Excess/Shortfall (NOT Including Proposed Developments)	1,962	-1,013	-1,003	-538	-73	392
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,895	-1,074	-1,056	-585	-113	358
		1,907	-1,062	-1,046	-576	-106	365
	Maximum Allocation	6,610	3,219	2,762	2,762	2,762	2,762
	Demand (NOT Including Proposed Developments)	4,371	3,934	3,497	3,059	2,622	2,185
2030	Demand (Including Proposed Developments' NET Demand) ^a	4,738	4,264	3,791	3,317	2,843	2,369
		4,436	3,992	3,549	3,105	2,661	2,218
	Excess/Shortfall (NOT Including Proposed Developments)	2,240	-714	-735	-297	140	577
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,872	-1,045	-1,029	-555	-81	393
		2,175	-773	-787	-343	101	544
	Maximum Allocation	6,610	3,275	2,808	2,808	2,808	2,572
	Demand (NOT Including Proposed Developments)	4,223	3,800	3,378	2,956	2,534	2,111
2035	Demand (Including Proposed Developments' NET Demand) ^a	4,722	4,249	3,777	3,305	2,833	2,361
		4,357	3,921	3,486	3,050	2,614	2,178
	Excess/Shortfall (NOT Including Proposed Developments)	2,388	-526	-570	-148	274	460
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,889	-975	-969	-497	-25	211
		2,253	-647	-677	-242	194	393
	Maximum Allocation	6,610	3,354	2,879	2,879	2,538	2,538
	Demand (NOT Including Proposed Developments)	4,100	3,690	3,280	2,870	2,460	2,050
2040	Demand (Including Proposed Developments' NET Demand) ^a	4,642	4,178	3,714	3,250	2,785	2,321
		4,234	3,811	3,387	2,964	2,540	2,117
	Excess/Shortfall (NOT Including Proposed Developments)	2,511	-336	-401	9	78	488
	Excess/Shortfall (Including Proposed Developments' NET Demand) ^a	1,968	-824	-835	-371	-247	217
		2,376	-456	-509	-85	-3	421
2045	Maximum Allocation	6,610	3,020	3,020	3,020	2,566	2,566

Year	Topic	Normal Year	Single & Multiple Dry				
			Year 1	Year 2	Year 3	Year 4	Year 5
			Demand Reduction %				
			Assumes WSCP Supply Shortage Level-1	Assumes WSCP Supply Shortage Level-2	Assumes WSCP Supply Shortage Level-3	Assumes WSCP Supply Shortage Level-4	Assumes WSCP Supply Shortage Level-5
			10% ²	20% ³	30% ⁴	40% ⁵	50% ⁶
	Demand (NOT Including Proposed Developments)	4,113	3,702	3,290	2,879	2,468	2,057
	Demand (Including Proposed Developments' NET Demand) ⁸	4,696	4,227	3,757	3,288	2,818	2,348
	Excess/Shortfall (NOT Including Proposed Developments)	2,497	-682	-271	141	98	509
	Excess/Shortfall (Including Proposed Developments' NET Demand) ⁸	1,914	-1,207	-737	-268	-252	217
		2,363	-803	-378	47	17	442

¹ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

² Assumes WSCP Supply Shortage Level 1.

³ Assumes WSCP Supply Shortage Level 2.

⁴ Assumes WSCP Supply Shortage Level 3.

⁵ Assumes WSCP Supply Shortage Level 4.

⁶ Assumes WSCP Supply Shortage Level 5.

⁷ 2020 data is based on actual numbers.

⁸ Proposed developments' net demand reflects the estimated demand reduction due to implementation of the Water Neutrality Growth Ordinance (based on March 2023 project status information) and the inclusion of system water loss, as shown in Table IV.H-6. This will determine the limits of the available water supply and required demand offsets for any future applicable development projects.

Source: Maddaus Water Management, 2023.

Impact SVCS-1: There are not sufficient water supplies available to serve the project and reasonably foreseeable future development one dry year and multiple dry years within a 20-year projection. (S)

The estimated demand from the Housing Element in addition to the existing and planned future uses evaluated in the WCSWSA, will exacerbate EMID's existing the projected supply shortfall documented in EMID's 2020 UWMP during single and multiple dry years. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with the implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would reduce shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions. Therefore, there is not "sufficient water supply" (per Government Code Section 664737.7 (a)(2)) available to meet the demands of the Housing Element, in addition to the existing and planned future uses,

during single-dry and multiple dry water years within a 20-year projection. EMID is coordinating with the City of San Mateo, SFPUC, and BAWSCA to assess potential options for producing and using recycled water in the future to assist with offsetting future new potable demands. EMID has updated its WSCP and will continue to invest in and implement ongoing and long-term demand management measures.

Per Water Code Section 10911, EMID shall consider this projected water supply insufficiency and shall provide the City with its plans to acquire and develop additional water supplies. However, as documented in the EMID 2020 UWMP, EMID has no approved plans for acquiring additional water supplies as a retailer.

A long-term demand management measure EMID shall consider is a water neutral growth policy for all new development. A water neutral growth policy requires offsetting the projected water demand of new development with water efficiency measures to create a neutral impact on the overall service area demands and water use. ~~A development may be required to offset 50 percent to 100 percent of the estimated net demand for a project based on a combination of water use factors, square footage, building uses, occupancy, and other considerations.~~

~~Offsets are commonly achieved through a combination of on-site water efficiency measures, off-site efficiency upgrades or other improvements at existing facilities, and/or payment of fees to the water supplier to fund conservation programming in the overall service area. Reducing on-site demand could be achieved by installing high efficiency plumbing fixtures (with flow rates that exceed state code), installing only native and drought-adapted landscaping, and/or using alternative on-site water sources such as rainwater or graywater. Off-site demand offsets in the existing service area could be achieved through measures such as the direct installation of high efficiency toilets or appliances in older existing homes or businesses, or the conversion of turf fields to synthetic turf.~~

~~At the time of this EIR, EMID is evaluating a water neutral growth policy consisting of the following:~~

~~The Water Neutral Growth Policy will require all developments that require a new water service or are undergoing a change in use that is expected to increase water demand above the existing water service level to offset 100 percent of its net increase in water demand. The only exceptions will be: 1) residential additions (including ADUs) less than 750 square feet and non-residential additions less than 750 square feet will be exempt, and 2) ADUs 750 square feet or greater and 100 percent affordable housing projects, which will be required to offset 50 percent of its net increase in water demand.~~

~~The net increase in water demand associated with any new development will be calculated as the estimated total water use due to the proposed development, minus the amount of existing water use (average of five previous years), on-site credits (if available, such as the~~

~~installation of high-efficiency plumbing fixtures that exceed regulatory requirements, low water-use landscaping), and/or planned use of alternative on-site water sources. Alternative on-site water sources may include, but are not limited to: (1) reused graywater, (2) reused blackwater, (3) reused mixed gray/blackwater, (4) captured rainwater/stormwater, and (5) air conditioning condensate.~~

~~The offset amount will be determined using a detailed projection of the total annual water demand resulting from the proposed development, excluding temporary demands such as those required for landscape establishment. The City and the EMID will codify the Water Neutral Growth Policy by June 1, 2023. Prior to this date, the City and the EMID will document the specific activities an applicant shall use to achieve the offset amount, and will establish a process to verify that all requirements of the Water Neutral Growth Policy have been met prior to authorizing the submittal of a building permit application and/or certificate of occupancy.~~

~~EMID staff have indicated that they will present this policy to their board for adoption in March 2023. If adopted, the final policy details will be included in a Water Supply Assessment which will accompany the Final EIR.~~

The EMID Board of Directors directed City staff to prepare a Water Neutrality Growth Ordinance (Ordinance) to implement regulations requiring applicable new development, redevelopment, or change in use of any non-single family dwelling within the EMID service area that will require a new water service from EMID or will increase water demand on the project site above the baseline water demand to offset the new water demand with water offset measures to neutralize and/or reduce the impact on overall service area demands as amended in the current BAWSCA Drought Regional Implementation Plan. Development of the Ordinance will codify a regulatory framework and guidelines will be developed to provide applicants with clear implementation and compliance steps. However, as the ordinance is not yet adopted and implementation of the policy is still uncertain, the effectiveness of the policy to reduce all impacts to a less than significant level remains unknown.

Mitigation Measure SVCS-1: Water Neutral Growth Policy. EMID shall adopt a Water Neutral Growth Policy to offset projected water demand. The Policy shall, at a minimum, include water efficiency measures to create a neutral impact on the overall service area demands and water use for future development projects. Because of the uncertainty relating to the implementation process and procedure of the future final policy, the timing to implement the policy and its measures, and the effectiveness of the policy to reduce all impacts to less than significant level, the impact remains significant and unavoidable. (SU)

Page 277-278, second paragraph under (6) Wastewater Treatment (Criterion 5), is revised as follows:

According to the ~~WCS-WSA~~ conducted for the project and other major projects in Foster City (see Appendix D), the project would result in approximately ~~275-134~~ acre-feet of additional water demand per year by 2045. Assuming the total amount of water demand generated by the project is equal to the total amount of wastewater generated, the project would generate approximately ~~89,609,025~~43,664,034 gallons of wastewater per year, or ~~245,504~~119,637 gallons per day (~~0.250.12~~ MGD). The net increase of ~~0.250.12~~ MGD would increase EMID and WWTP's average daily flow; however, this would be an incremental increase to both the EMID and WWTP's remaining average daily flow of 4.7MGD.

Page 279, last paragraph, is revised as follows:

Implementation of the project would result in development of up to ~~3,015~~199 new residential units, resulting in an estimated increase of ~~8,158~~7,689 new residents in the city. Using the 2020 solid waste disposal rate of 0.44 tons per resident per year (equivalent to 2.4 pounds per day), implementation of the project could generate approximately ~~3,590~~3,383 tons of waste per year (equivalent to ~~19,671~~18,537 pounds per day) ...

Page 281, second paragraph, is revised as follows:

Impact SVCS-1 evaluates the project's water supply impact for normal and single and multiple dry years. The significant and unavoidable impact related to water supply for the Housing Element would continue to occur with the addition of cumulative projects, as shown in the ~~WCS-WSA~~ which evaluates the Housing Element and other foreseeable development projects, as there is insufficient water supply for EMID's existing water demand in single and multiple dry years. For this reason, the project would contribute to significant water supply impacts that would be significant and unavoidable.

I. REVISIONS TO ALTERNATIVES

Page 299, second and third bullet points are revised as follows:

- **Partial Reallocation to Mixed Use Alternative.** Under this alternative, housing sites located at the Schooner Bay Apartments Site (646 units), would be eliminated from the Housing Inventory Sites. Foster's Landing Site would be rezoned to allow for a total of ~~1,400~~1,319 new units and the Edgewater Place Center Site would be rezoned to allow for 146 new units; both sites would allow mixed-use development.
- **Higher Density Alternative.** Under this alternative, housing sites located at the Schooner Bay Apartments Site (646 units) would be eliminated from the Housing Inventory Sites. Foster's Landing Site would be rezoned to allow for a total of

~~1,400~~1,319 new units and the Metro Center Boulevard Site would be rezoned to allow for a total of 146 new units.

Page 302, first sentence of last paragraph, is revised as follows:

This alternative would result in fewer units of 145 total than the City's identified 2023-2031 RHNA, which is 1,896 units or the RHNA plus buffer, which is ~~3,015~~199 units.

Page 303, first sentence of last paragraph, is revised as follows:

The No Project Alternative assumes less residential development (145 units) than the proposed project, which assumes development of ~~3,015~~199 units.

Page 304, first sentence of last paragraph, is revised as follows:

The No Project Alternative assumes less residential development (145 units) than the proposed project, which assumes development of ~~3,015~~199 units.

Page 306, fourth paragraph, is revised as follows:

A significant and unavoidable aesthetic impact was identified for the proposed project. Given the significant reduction in development associated with this alternative (a reduction of ~~3,045~~2,870 units), this alternative would result in a less-than-significant aesthetic impact.

Page 306, last bullet point, is revised as follows:

- Foster's Landing Site would be rezoned from R-4/PD to allow Mixed-Use and the development of 500 units. This would increase the number of new units at this site from ~~900~~819 to ~~1,400~~1,319. Rezoning Foster's Landing to allow mixed use would require a General Plan Amendment.

Page 307, second paragraph, is revised as follows:

Both the Foster's Landing Site and Edgewater Place Center Site are located in areas with lower home-based VMT. All other inventory sites within the Housing Element Update would remain as proposed, and all the components of the project (Housing Element Update, Safety Element Update and Associated Rezonings) would be adopted. This alternative would result in the same amount of development as associated with the project (a total of ~~3,015~~199 units). The combination of Foster's Landing and Edgewater place would replace the amount of retail that currently exists at Edgewater place. As a result, there would not be a change to the total amount of retail space.

Page 307, first sentence of the third paragraph is revised as follows:

The Partial Reallocation to Mixed Use Alternative would achieve ~~at~~most of the project objectives.

Page 310, first bullet point, is revised as follows:

- Foster's Landing Site would be rezoned to allow for up to 41 units per acre, increasing the amount of development at the site by 500 units. This would increase the number of new units at this site from ~~900-819~~ to ~~1,400~~1,319. Rezoning Foster's Landing to allow higher density would require a General Plan Amendment.

Page 310, last sentence of the last paragraph, is revised as follows:

This alternative would result in the same amount of development as associated with the project (~~3,015+99~~ units).

Page 311, first sentence of the first paragraph is revised as follows:

The Partial Reallocation to Mixed Use Alternative would achieve ~~at~~most of the project objectives.

J. REVISIONS TO CEQA REQUIRED ASSESSMENT CONCLUSIONS AND EFFECTS FOUND NOT TO BE SIGNIFICANT

Page 316, first paragraph is revised as follows:

The project is an updated Housing Element, Safety Element and associated General Plan Amendments and Rezonings to comply with State regulations requiring local jurisdictions to update the Housing Element every eight years to adequately plan for the regional housing needs of residents of all income groups. The project, by itself, does not alter the physical environment. However, the project provides for the potential to develop up to ~~3,015+99~~ new housing units (when accounting for both the 1,896 housing units for the 6th Cycle RHNA allocation and a ~~569~~ percent buffer) if all identified housing sites are developed at the maximum allowable density...

Page 322, first sentence of third paragraph is revised as follows:

Implementation of the project would result in the construction of up to ~~3,015+99~~ new housing units, which could increase exposure of people and structures to seismic hazards, including rupture of a fault, strong seismic shaking, and seismic-related ground failure.

Page 326, first sentence of fourth paragraph is revised as follows:

Implementation of the project would result in the development of up to 3,015+99 new housing units (when accounting for both the 1,896 housing units for the 6th Cycle RHNA allocation and a 659 percent buffer) and would involve construction activities, including excavation and grading, which could increase the potential for erosion and sedimentation from stormwater runoff and exposure to potential contaminants from disturbed soil.

Page 331, first sentence of last paragraph is revised as follows:

As mentioned above, the project could result in the construction of 3,015+99 new housing units in Foster City. Pacific Gas & Electric Company (PG&E) and Peninsula Clean Energy (PCE) provide energy to Foster City.

Page 334-335, starting on the third paragraph, Growth Inducing Impacts is revised as follows:

As described within *Chapter III, Project Description*, to accommodate the existing and projected housing needs of Foster City, the Housing Element of the city is being updated as part of the project to identify housing sites intended to accommodate the City's Regional Housing Needs Allocation (RHNA) of 1,896 new residential units located throughout the city. The City has also identified additional sites as surplus sites to provide a RHNA buffer. The Housing Element demonstrates that the city has capacity to accommodate 1,119303 housing units beyond its RHNA of 1,896 housing units for a total of 3,015+99 units. In conjunction with identification of these housing sites, the City will rezone six of these sites to allow for residential development or more intense residential development than presently permitted, along with comparable General Plan amendments which will be required to make the land use designations of the sites consistent with the zoning.

While the project anticipates accommodation of up to 3,015+99 units, it is unrealistic to assume that all housing site parcels identified in the Housing Element would be developed and that they would all be developed at the maximum allowable density. While the Housing Element encourages the development of new housing, the actual construction of new units will be driven by market forces, the motivation of property owners, subsidies for affordable housing, and other factors outside the control of the City. Nonetheless, this theoretically possible number of 3,015+99 new housing units is used as a basis for estimating the effect this could have on Foster City's population. As discussed in *Section IV.G, Population and Housing*, the Department of Finance population estimates Foster City had an average 2020 household size of 2.55 persons. Applying this average, development of 3,015+99 new housing units would increase the population of Foster City by approximately 8,1587,689 people. It is important to note that with respect to household size, the growth forecast presented in Plan Bay Area 2050 were developed using the Bay Area UrbanSim 2 Land Use Model. The model, which synthesizes U.S. Census data, developed a region-wide average

household size of 2.7 persons per household. Applying this average, development of ~~3,015+99~~ new housing units would increase the population in Foster City by approximately ~~8,638,141~~ people.

In addition to the reasons cited above, other factors would also serve to reduce this number in actual practice. First, many of the new units would be accessory dwelling units (ADUs) added to existing residential properties, studio apartments, and one-bedroom apartments, all of which would typically provide a residence for one or two people. Secondly, one objective of the proposed Housing Element is to provide housing for currently unhoused people residing in Foster City. Implementing *Policies H-F-2, Housing for the Homeless, and H-F-3, Transitional and Supportive Housing*, provide for the development of housing for the homeless through rezoning and expanding residential uses. Providing this housing to existing residents would not add to the city's population. Finally, existing residents of Foster City would likely take advantage of new housing opportunities in the city, which would not add to the city's population. Accordingly, it is likely that the implementation of the Project would increase the population in Foster City by fewer than ~~8,158,689~~.

Additionally, due to the project being proposed and implemented to meet the City's RHNA requirements as determined by HCD and ABAG for the 2023-2031 planning period, housing sites identified as part of the project were identified consistent with HCD Guidance, which requires the locating of housing sites according to certain standards. Accordingly, housing sites identified by the project are located within existing urbanized parts of the city, in proximity to existing or planned infrastructure. Additionally, the project would result residential growth, and associated population growth, in accordance with the city's policies for location, type, and intensity of residential development, as set for in the Housing Element and Land Use Element. As such, the population growth associated with implementation of the project's potential development of ~~3,015+99~~ new residential units is considered planned, not unplanned, growth that is consistent with the City's General Plan. Accordingly, unplanned population growth impacts are determined to be less than significant as demonstrated in *Section IV.G, Population and Housing*.

Page 336, fourth sentence of the third paragraph is revised as follows:

As part of these updates, the City is planning for the potential development of up to ~~3,015+99~~ new residential units between 2023-2031, as described in *Chapter III, Project Description*.

Page 337, third sentence of the last paragraph is revised as follows:

As part of these updates, the City is planning to accommodate up to ~~3,015+99~~ new residential units between 2023-2031, as described within *Chapter III, Project Description*.

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STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) (see Table 1 below) has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of a mitigation monitoring program when mitigation measures are required to avoid significant impacts. The monitoring program is intended to ensure compliance during implementation of the project.

This SCAMMRP has been formulated based upon the findings of the project's Draft Environmental Impact Report (EIR) and the comments received on this document and addressed herein. This SCAMMRP identifies standard conditions of approval and mitigation measures recommended in the Project's Draft EIR to avoid or reduce identified impacts and specifies the agencies/parties responsible for implementation and monitoring of the measure.

The first column identifies the standard condition of approval or mitigation measure. The second column, entitled "Party Responsible for Ensuring Implementation," refers to the person(s) who will undertake the standard condition of approval or mitigation measures. The third column, entitled "Party Responsible for Monitoring," refers to the person/agency responsible for ensuring that the standard condition of approval or mitigation measure has been implemented and recorded. The fourth column, entitled "Monitoring Timing," identifies when and/or for how long the monitoring shall occur.

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
A. LAND USE				
<i>Implementation of the project would not result in any significant impacts to land use.</i>				
B. TRAFFIC AND TRANSPORTATION				
<p>TRANS-1: Implement VMT Reduction Measures. Individual housing project development proposals that do not screen out from a VMT impact analysis shall provide a quantitative VMT analysis using the methods applied in this EIR, with modifications if appropriate based on future changes to City of Foster City practices and OPR VMT analysis methodology guidelines. Projects which result in a significant impact shall include TDM measures and physical measures to reduce VMT, including but not limited to the measures below; some of which have been identified as potentially VMT-reducing in the CAPCOA Handbook. Potential VMT reduction estimates are included below, but detailed requirements, calculation steps, and limitations are described in the CAPCOA Handbook.</p> <ul style="list-style-type: none"> ▪ Increase building density. Effectiveness: up to a 30 percent reduction in GHG from VMT for residential projects per the CAPCOA Handbook. ▪ Integrate affordable and below-market rate housing: Up to a 28.6 percent reduction in GHG from VMT for residential projects per the CAPCOA Handbook. ▪ Reduce parking provided. Effectiveness: Up to a 13.7 percent reduction in GHG from VMT for residential projects per the CAPCOA Handbook. ▪ Unbundle parking costs (i.e., sell or lease parking separately from the housing unit). Effectiveness: Up to 15.7 percent reduction in GHG from VMT per the CAPCOA Handbook, although the effectiveness is lower in suburban settings. ▪ Provide car-sharing, bike-sharing, or scooter-sharing programs. Effectiveness: 0.15 – 0.18 percent reduction in GHG from VMT for car share, 0.02 – 0.06 percent for bike share, and 0.07 percent for scooter share, per the 	Project Applicant	Prior to project approval	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>CAPCOA Handbook. The higher car share and bike share values are for electric car and bike share programs.</p> <ul style="list-style-type: none"> ▪ Subsidize transit passes for residents of affordable housing. Effectiveness: Up to 5.5 percent reduction in GHG from VMT per the CAPCOA Handbook. ▪ Other measures not listed in CAPCOA but are proven to be effective means of reducing the amount of VMT generated by residents include increasing the mix of uses by adding retail or services within a site or within convenient walking distance. <p>Residential development projects located in the lower VMT areas as shown on Figures IV.B-4 and IV.B-5 (generally in Central Foster City) would likely have a less-than-significant impact with the implementation of the on-site VMT reduction measures noted above. Residential development projects located within the areas with higher VMT on the periphery of Foster City may have a significant impact even after implementation of these measures given the longer trip lengths needed to reach services and jobs.</p> <p>In addition to the on-site measures noted above, individual housing projects that are above the VMT threshold could potentially contribute to future VMT mitigation fee programs, banks, or exchanges. A VMT mitigation program would fund transportation projects and programs that lead to a reduction in VMT, including pedestrian and bicycle projects connecting to transit, schools, and other destinations. No local or regional VMT mitigation programs currently exist, however, should such a program be implemented, development projects could potentially pay into a fee program or purchase mitigation credits to achieve needed VMT mitigation instead of, or in addition to, on-site TDM measures.</p> <p>Because the uncertainty relating to the feasibility of on-site TDM measures and the implementation process for individual development projects in diverse project settings, the timing that it will take to implement those measures,</p>				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>and the lack of an off-site mitigation option, the effectiveness of reducing an individual project’s VMT impact to a less than significant level cannot be determined as part of this EIR. As a result, this impact is identified conservatively as significant and unavoidable with mitigation given the possibility that some projects may not be able to identify and implement measures to reduce the VMT impact to a less-than-significant level.</p>	Project Applicant/Contractor	Prior to commencing work	Foster City Engineering Division	
<p>SCOA 1.9: Before commencing any work in the City’s right-of-way (including trenching of complete streets), the applicant shall obtain an encroachment permit, posting the required bonds and insurance. The Engineering Division may require that trenchless methods be used for crossings and connections under streets.</p>	Project Applicant	Prior to opening	Foster City Community Development Department	
<p>SCOA 1.12: Prior to opening, details of sales office and/or model homes, including special landscaping, signing, parking and lighting shall be approved by staff.</p>	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	
<p>SCOA 2.20: Prior to issuance of a building permit, the applicant shall contact and discuss with SamTrans the desirability for and location of bus turnouts for SamTrans buses, as well as providing see-through, covered bus shelters to serve the users of the development. The applicant shall respond in writing to the City with a letter from SamTrans indicating that improvements are not necessary or that the proposed improvements are satisfactory to SamTrans prior to issuance of a building permit.</p>	City of Foster City	Ongoing	City of Foster City	
<p>SCOA 2.21: The timing of the installation of the proposed bus system improvements shall be established by the City, in coordination with SamTrans.</p>	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	
<p>SCOA 8.15: Prior to issuance of a Building Permit, the applicant shall design for general public use, bicycle trails throughout the development with provisions for bicycle storage facilities to the satisfaction of the Engineering Division. Bike trails shall be constructed according to plan.</p>				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
SCOA 8.16: Prior to issuance of a Building Permit, the applicant shall design a comprehensive pedestrian walkway system throughout the development to the satisfaction of the City and in compliance with the General Plan. The pedestrian walkway system shall be constructed according to plan.	Project Applicant	Prior to issuance of a building permit	Foster City Community Development Department	
SCOA 9.9: The applicant shall require all contractors to obtain and submit to City any transportation permits required by Caltrans. Contractors are further required to obtain a transportation permit from City for hauling on local streets. All vehicles hauling materials to the project site that exceed 12,000 pounds gross weight shall follow established truck route streets to the closest point of the job site unless directed otherwise by the Engineering Division.	Project Applicant/Contractor	Prior to start of demolition/construction	Foster City Community Development Department	
SCOA 10.24: Prior to occupancy, all apartment buildings or condominium complexes shall be required to provide parking stalls designated and signed for visitor parking.	Project Applicant	Prior to occupancy	Foster City Community Development Department	
SCOA 11.05: Truck arrival and unloading operations shall be conducted in accordance with all applicable City Ordinance requirements. If noise associated with truck arrival or unloading operations becomes a problem, all future site lessees, operators and/or owners shall work with the City to develop a plan to minimize noise, including requiring an adjustment of truck arrival and/or unloading times.	Project Contractor/Project Occupants	Ongoing throughout demolition, grading, trenching, construction and operation of the project	Foster City Community Development Department	
SCOA 11.07: The current and future owners shall be responsible for implementing the Transportation Demand Management (TDM) Program required by the City/County Association of Governments on file with the Community Development Department and attached as Exhibit B. The owner or its successor in interest shall file an annual report by January 31 of each year with the Foster City Community Development Department documenting efforts undertaken	Project Owner	Ongoing	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
and results achieved in the previous year pursuant to the TDM program.				
SCOA 11.16: The applicant, HOA, or any future owner shall provide and conduct regular maintenance of the site in order to preserve all loading zones, fire lanes, and restricted parking zones as readily visible and identifiable.	Project Applicant/HOA/Future Owner	Ongoing	Foster City Community Development Department	
C. AIR QUALITY				
AIR-1: Residential Construction Controls for Criteria Air Pollutants. For construction of residential projects that exceed the Bay Area Air Quality Management District’s (BAAQMD’s) most recently adopted screening criteria (currently 114 single-family units or 240 multi-family units), the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project’s criteria air pollutant and precursor emissions below the BAAQMD’s recommended thresholds of significance. Emission reduction measures may include, but are not limited to, the use of off-road equipment with engines that meet the Environmental Protection Agency’s Tier 4 emission standards, or engines retrofitted with the most effective Verified Diesel Emissions Control Strategy (VDECS) certified by the California Air Resources Board (CARB), or other off-road equipment that demonstrate equivalent emission reduction meeting the EPA’s standards. Quantified emissions and identified reduction measures shall be submitted to the city (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.	Project Applicant	Prior to issuance of building permits	Foster City Community Development Department	
In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures (if any). The Emissions Plan shall be submitted to the City (and BAAQMD if specifically requested) for review and approval				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ul style="list-style-type: none"> ▪ An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. ▪ A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. 	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	
<p>AIR-2: Residential Operation Controls for Criteria Air Pollutants. For operation of residential projects that exceed the Bay Area Air Quality Management District’s (BAAQMD’s) most recently adopted screening criteria (currently 325 single-family units or 451 multi-family units), the project applicant shall retain a qualified air quality consultant to identify measures to reduce the project’s criteria air pollutant and precursor emissions below the BAAQMD’s recommended thresholds of significance. Emission reduction measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Implementation of a Transportation and Parking Demand Management program to reduce vehicle trips. ▪ Compliance with off-street electric vehicle (EV) requirements in the most recently adopted version of CALGreen Tier 2 to reduce vehicle emissions. ▪ Exclusion of natural gas appliances or natural gas plumbing. <p>Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the</p>				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.</p>				
<p>AIR-3a: Residential Construction Controls for Diesel Particulate Matter. For construction of residential projects with a construction duration greater than 6 months that are located in an area defined as needing “Best Practices” or “Further Study” on the BAAQMD’s Planning Healthy Places Map (https://www.baaqmd.gov/plans-and-climate/planning-healthy-places), the project applicant shall apply <u>one</u> of the following measures:</p> <ul style="list-style-type: none"> ▪ The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the Office of Environmental Health Hazard Assessment to determine the health risks to sensitive receptors exposed to diesel particulate matter (DPM) from project construction emissions. The HRA shall be submitted to the City (and BAAQMD if specifically requested) for review and approval. If the HRA concludes that the health risks are at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risks exceed acceptable levels, DPM reduction measures shall be identified to reduce the health risks to acceptable levels. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction. ▪ All off-road diesel equipment shall be equipped with the most effective VDECS available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. 	Project Applicant/Contractor	Prior to issuance of building permit	Foster City Community Development Department	
<p>In addition, the project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan)</p>				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and BAAQMD if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ul style="list-style-type: none"> ▪ An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date. ▪ A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract. 	Project Applicant/Contractor	Ongoing	Foster City Community Development Department	
<p>AIR-3b: Residential Emergency Generators. Require all emergency generators for new residential development projects (if needed) to use best available control technology for air pollutant emissions, such as using engines that meet the Environmental Protection Agency’s Tier 4 Final emission standards or are battery powered.</p> <p>SCOA 9.5: The following controls shall be implemented at all construction sites within the project to control dust and/or mud production and fugitive dust.</p> <ul style="list-style-type: none"> ▪ Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing sensitive land uses shall be kept damp at all times, or shall be treated with nontoxic stabilizers to control dust; ▪ Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard; 	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ Pave, apply water three times daily, or apply (nontoxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites; ▪ Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; and ▪ Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets. ▪ Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. ▪ Water trucks shall be present and in use at the construction site. ▪ All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City in order to ensure proper control of blowing dust for the duration of the project. ▪ Watering on public streets shall not occur. ▪ All vehicle speeds on unpaved roads shall be limited to 15 mph. ▪ All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR). Clear signage shall be provided for construction workers at all access points. ▪ All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator. 				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City Engineer. ▪ Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 7 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. ▪ All public streets and medians soiled or littered due to this construction activity shall be cleaned and swept on a daily basis during the workweek to the satisfaction of the City. ▪ Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s phone number shall also be visible to ensure compliance with applicable regulations. 	<p>City of Foster City:</p> <ul style="list-style-type: none"> • Update Policies <p>Project Applicant:</p> <ul style="list-style-type: none"> • Prepare air quality analysis 	<p>Prior to project approval</p>	<p>Foster City Community Development Department</p>	
<p>Mitigation Measure 3.1-2. Update the Foster City General Plan Conservation Element to include the following policies and action items. The following policies and action items shall apply during environmental review of individual projects effective immediately.</p> <ul style="list-style-type: none"> ▪ <u>Policy</u>: Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants. ▪ <u>Policy</u>: Require discretionary projects involving sensitive receptors such as children, the elderly, or people with illnesses that are proposed within 500 feet of the State Route 92 corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels. ▪ <u>Action</u>: Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. The City shall ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants. 				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ <u>Action</u>: Review development, infrastructure, and planning projects for consistency with Bay Area Air Quality Management District (BAAQMD) requirements during the California Environmental Quality Act (CEQA) review process. Require project applicants to prepare air quality analyses to address BAAQMD and General Plan requirements, which include analysis and identification of: <ol style="list-style-type: none"> 1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions. 2. Potential exposure of sensitive receptors to toxic air contaminants. 3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions. 4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant. 				
D. GREENHOUSE GAS EMISSIONS				
<i>No significant impacts to greenhouse gas emissions would occur with implementation of the City SCOAs listed in this table.</i>				
<p>SCOA 6.6: The applicant shall provide a letter describing the sustainable practices that are included in the project and referencing the sheets in the building permit drawings that demonstrate the inclusion of the sustainable practices for review and approval by the Community Development Director.</p>	Project Applicant	Prior to project approval	Foster City Community Development Department	
E. HAZARDS AND HAZARDOUS MATERIALS				
<i>No significant impacts to hazards and hazardous materials would occur with implementation of the City SCOAs listed in this table.</i>				
<p>SCOA 2.18: The applicant shall prepare a project-specific Construction Risk Management Plan (CRMP) to protect construction workers, the general public, and the environment from subsurface hazardous materials</p>	Project Applicant	Prior to demolition or	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>previously identified and to address the possibility of encountering unknown contamination or hazards in the subsurface. The CRMP shall:</p> <ul style="list-style-type: none"> ▪ Provide procedures for evaluating, handling, storing, testing and disposing of soil and groundwater during project excavation and dewatering activities, respectively; ▪ Require the preparation of a project specific Health and Safety Plan that identifies hazardous materials present, describes required health and safety provisions and training for all workers potentially exposed to hazardous materials in accordance with state and federal worker safety regulations, and designates the personnel responsible for Health and Safety Plan implementation; ▪ Require the preparation of a Contingency Plan that shall be applied should previously unknown hazardous materials be encountered during construction activities. The Contingency Plan shall be developed by the contractor(s), with the approval of the City and/or appropriate regulatory agency, prior to demolition or issuance of the first building permit. The Contingency Plan shall include provisions that require collection of soil and/or groundwater samples in the newly discovered affected area by a qualified environmental professional prior to further work, as appropriate. The samples shall be submitted for laboratory analysis by a state-certified laboratory under chain-of-custody procedures. The analytical methods shall be selected by the environmental professional. The analytical results of the sampling shall be reviewed by the qualified environmental professional and submitted to the appropriate regulatory agency, if appropriate. The environmental professional shall provide recommendations, as applicable, regarding soil/waste management, worker health and safety training, and regulatory agency notifications, in accordance with local, state, and federal requirements. Work shall not resume in the area(s) affected until these recommendations have 		development activities		

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>been implemented under the oversight of the City of regulatory agency, as appropriate; and</p> <ul style="list-style-type: none"> ▪ Designate personnel responsible for implementation of the CRMP. The CRMP shall be submitted to the Fire Department for review and approval prior to construction activities. ▪ Emergency Preparedness and Response Procedures shall be developed by the contractor(s) for emergency notification in the event of an accidental spill or other hazardous materials emergency during project site preparation and development activities. These Procedures shall include evacuation procedures, spill containment procedures, required personal protective equipment, as appropriate, in responding to the emergency. The contractor(s) shall submit these procedures to the City prior to demolition or development activities. 	Project Contractor	Prior to demolition or development activities	Foster City Community Development Department	
<p>SCOA 2.19: The contractor shall prepare a Waste Disposal and Hazardous Materials Transportation Plan prior to construction activities where hazardous materials or materials requiring off-site disposal would be generated. The Plan shall include a description of analytical methods for characterizing wastes, handling methods required to minimize the potential for exposure, and shall establish procedures for the safe storage of contaminated materials, stockpiling of soils, and storage of dewatered groundwater. The required disposal method for contaminated materials (including any lead-based paint, asbestos, or other hazardous building materials requiring disposal, see SCOA 9.25, below), the approved disposal site, and specific routes used for transport of wastes to and from the project site shall be indicated. The Plan shall be prepared prior to demolition or development activities and submitted to the City.</p>	Project Applicant	Prior to excavation or earth	Foster City Community Development	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>associated with fill materials present on-site and potential for aerially-deposited lead in soil in proximity to SR 92. Those reasonable means may consist of soil and/or groundwater sampling, and/or conducting a Phase I ESA (for those areas for which a Phase I ESA has not been prepared) and, if necessary, a Phase II ESA in accordance with the most recent ASTM International Standard. A qualified environmental professional (e.g., Professional Geologist, Professional Engineer) shall complete these investigations. Where the results of the studies indicate that soil and/or groundwater contamination is present, required oversight from a regulatory agency shall be included (e.g., SMCEHD) and any necessary remediation shall be conducted. The findings of the investigation(s) shall be documented in a written report and shall be submitted to the City and, if required, to the regulatory oversight agency.</p>	Project Contractor	Prior to issuance of a demolition permit	Foster City Community Development Department/ Applicable regulatory oversight agencies	
<p>SCOA 3.1: Prior to issuance of a demolition permit for structures located on the project site, a lead-based paint, hazardous building materials survey (PCBs, mercury), and asbestos survey (for those structures not previously surveyed) shall be performed by a qualified environmental professional. Based on the findings of the survey, all loose and peeling lead-based paint, and identified asbestos hazards shall be abated by a certified contractor in accordance with local, state, and federal requirements (including the requirements of the BAAQMD, District Regulation 11, Rule 20) and requirements for worker health and safety.</p> <p>SCOA 3.2: Within sixty (60) days following the completion of the demolition phase of a covered project, and again within sixty (60) days following the completion of the construction phase of a covered project, the contractor shall submit documentation to the Building Inspection Division that demonstrates compliance with Chapter 15.44 of the Foster City Municipal Code and the California Green Building Code. Documentation includes submission of a completed Final Compliance Report with corresponding</p>	Project Contractor	Within 60 days following demolition and within 60 days following construction	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
recycling, salvage, and disposal receipts/tickets from the facilities, to demonstrate where the debris was recycled, salvaged, or disposed.				
SCOA 3.3: Beginning July 1, 2019, applicants shall complete and submit the “PCB Screening Assessment Form” for any project requiring a demolition permit.	Project Applicant	Prior to issuance of demolition permit	Foster City Community Development Department	
SCOA 3.4: Hazardous materials and wastes generated during demolition activities, such as fluorescent light tubes, mercury switches, lead based paint, asbestos containing materials, and PCB wastes, and subsurface hazardous building materials generated during grading and trenching activities, such as asbestos-cement piping, shall be managed and disposed of in accordance with the applicable universal waste and hazardous waste regulations. Federal and state construction worker health and safety regulations shall apply to the removal of hazardous building materials and demolition activities, and any required worker health and safety procedures shall be incorporated into the contractor’s specifications for the project. Documentation of the surveys and abatement activities shall be provided to the City prior to the demolition of structures located at the project site.	Project Applicant	Prior to issuance of demolition permit	Foster City Community Development Department	
SCOA 6.15: Upon determination by required 3 rd party testing by a City approved consultant, that the erection of structures within the development results in decreased performance of the City’s existing public safety communications system, the building owner shall submit plans to rectify the deficiencies. Decreases in the public safety communications system performances shall be deemed to include a loss of radio contact or other radio interference resulting in a significant reduction in the performance of the public safety communications system.	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	
SCOA 6.16: Final development plans shall indicate that access to the buildings’ roof area shall be granted to the City, if required, to install auxiliary transmitters and antennas.	Project Applicant	Prior to issuance of building permit	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>SCOA 9.13: If the presence of hazardous materials is found on site, site remediation may be required by the applicable state or local regulatory agencies. Specific remedies would depend on the extent and magnitude of contamination and requirements of the regulatory agency(ies). Under the direction of the regulatory agency(ies) and the City, a Site Remediation Plan shall be prepared, as required, by the applicant. The Plan shall: 1) specify measures to be taken to protect workers and the public from exposure to the potential hazards and, 2) certify that the proposed remediation would protect the public health in accordance with local, state, and federal requirements, considering the land use proposed. Excavation and earth working activities associated with the proposed project shall not proceed until the Site Remediation Plan has been reviewed and approved by the regulatory oversight agency and is on file with the City.</p>	Project Applicant	Prior to excavation and earth work activities	Foster City Community Development Department	
<p>SCOA 9.14: Engineering fill brought on-site shall be demonstrated, by analytical testing, not to pose an unacceptable risk to human health or the environment. Threshold criteria for acceptance of engineered fill shall be selected based on screening levels and protocols developed by regulatory agencies for protection of human health and leaching to groundwater (e.g., Water Board ESLs). The engineered fill shall be characterized by representative sampling in accordance with U.S. EPA’s SW-846 Test Methods, by a qualified environmental professional and demonstrated to meet the threshold criteria above. The results of the sampling and waste characterization shall be submitted by the contractor(s) to the City and SMCEHD prior to construction.</p>	Project Contractor	Prior to construction	Foster City Community Development Department/ CMCEHD	
<p>SCOA 9.15: All excess fill shall be disposed of in accordance with City requirements.</p>	Project Contractor	Ongoing throughout demolition, grading, trenching,	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>SCOA 11.13: State safety regulations regarding the transport, handling and storage of hazardous materials shall be strictly adhered to. Periodic inspection by State inspectors and city fire marshals is required.</p>	Project Contractor	<p>construction , and operation period Ongoing throughout demolition, grading, trenching, construction , and operation period</p>	State inspector/City Fire Marshal	
<p>SCOA 11.14: Storage of hazardous materials shall be directed to areas in the complex where maximum protection of office and other active work areas can be provided.</p>	Project Contractor	<p>Ongoing throughout demolition, grading, trenching, construction , and operation period</p>	State inspector/City Fire Marshal	
<p>SCOA 11.15: Prior to such storage or use, individual businesses that intend to store or use hazardous materials must obtain a permit from the Fire Department (in accordance with the adopted California Fire Code).</p>	Project Occupant	Prior to occupation	Fire Department	
<p>SCOA 11.17: The applicant/property owner shall provide and conduct regular maintenance of the Emergency Responder Radio Coverage System (ERRCS) that meets the Telecommunications Engineering Associates (TEA) standard. The applicant/property owner shall provide an annual certificate of inspection.</p>	Project Applicant/Property Owner	<p>Ongoing throughout demolition, grading, trenching, construction , and operation period</p>	Fire Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
F. NOISE AND VIBRATION				
<p>NOISE-1: Should construction equipment be required within applicable 100-dBA buffer areas identified in Table IV.F-6, the project applicant shall obtain prior authorization from the director of planning and development services in accordance with Municipal Code section 17.68.030(F) Exemptions. The project applicant shall also comply with any special mitigation measures as determined by the Community Development Director (referred to as director of planning and development services in the ordinance). Special mitigation measures shall be described in a Construction Noise Management Plan prepared by a qualified acoustical consultant. The project contractor(s) shall implement the approved Plan during construction. Potential attenuation measures may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Erect temporary plywood noise barriers between the equipment and adjacent land uses. ▪ Use “quiet” pile driving technology (e.g., silent pile driver or pre-drilling), where feasible in consideration of geotechnical and structural requirements and conditions. ▪ Use smart back-up alarms on mobile construction equipment that automatically adjust the sound level of the alarm in response to ambient noise levels. ▪ Use “quiet” models of air compressors and other stationary noise sources where technology exists. Select hydraulically or electrically powered equipment and avoid pneumatically powered equipment where feasible. 	Project Applicant/Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
<p>SCOA 2.9: The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaints (e.g., beginning work too early, bad muffler) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted</p>	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>at the construction site. The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector.</p>	Project Applicant/Contractor	Prior to commencement of site work or placement of construction trailers	Foster City Community Development Department	
<p>SCOA 2.17: Prior to commencement of any site work or placement of any construction trailers, the applicant shall submit a Site Logistics Plan showing proposed haul routes, placement of the construction trailers (if any) and areas for materials/equipment materials/equipment delivery, materials/equipment storage, waste collection and maintenance/fueling of vehicles/equipment. The Site Logistics Plan shall be subject to approval by the Community Development Director.</p> <ul style="list-style-type: none"> ▪ (...) ▪ The Site Logistics Plan shall locate equipment staging in areas that will create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. 	Project Applicant/Contractor	Prior to commencement of site work or placement of construction trailers	Foster City Community Development Department	
<p>SCOA 9.1: Construction activities shall be limited to the hours of 8 a.m. to 5 p.m. on weekdays unless deviations from this schedule are approved in advance by the City. Nonconstruction activities may take place between the hours of 7 a.m. and 8 a.m. on weekdays and 9 a.m. and 4 p.m. on Saturdays but must be limited to quiet activities and shall not include the use of engine-driven machinery. No actual construction activities may take place between 7 a.m. and 8 a.m., except when post-tension slab foundations are being poured, the concrete pumper may be set up but no concrete may be poured. Forklifts shall be allowed to operate onsite between the hours of 5 p.m. and 6:30 p.m. on weekdays. Construction noise levels shall not exceed the interior noise level of 50 Dba L_{eq} (hourly average) or the maximum noise level of 70 dBA L_{max} within occupied noise sensitive land uses. The Planning Commission reserves the right to rescind this condition and further restrict</p>	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>construction activities in the event that the public health, safety and welfare are not protected due to noise levels emanating from the construction project.</p>				
<p>9.1.1 Any requested deviations from the allowed hours for construction activities shall be submitted to the Community Development Director a minimum of two (2) working days in advance for review and approval. Any approved deviations from the allowed hours shall be communicated to the Building Inspection Division and the Police Department.</p>				
<p>SCOA 9.2: In order to minimize construction noise impacts, all engine-driven construction vehicles, equipment and pneumatic tools shall be required to use effective intake and exhaust mufflers; equipment shall be properly adjusted and maintained; all construction equipment shall be equipped with mufflers in accordance with OSHA standards.</p>	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
<p>SCOA 9.4: The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.</p>	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
<p>SCOA 9.5: The following controls shall be implemented at all construction sites within the project to control dust production and fugitive dust.</p> <ul style="list-style-type: none"> ▪ (...) ▪ Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR). Clear signage shall be provided for construction workers at all access points. 	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
<p>Mitigation Measure 3.9-5: Update the Noise Element of the Foster City General Plan to include the following policy</p>	Project Contractor	Ongoing throughout	Foster City Community	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>language. The following policy shall apply during environmental review of major projects that involve the use of pile drivers or other heavy equipment or construction techniques that may result in significant levels of groundborne vibration.</p>		<p>demolition, grading, trenching and construction</p>	<p>Development Department</p>	
<p>Projects shall be designed and implemented to reduce adverse construction vibration impacts to sensitive receptors, as feasible, when vibration-related construction activities are to occur within 100 feet or less from existing sensitive receptors. Measures to reduce noise and vibration effects may include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Phase demolition, earth-moving, and ground-impacting operations so as not to occur in the same time period. ▪ The pre-existing condition of all buildings within a 100-foot radius will be recorded in order to evaluate damage from construction activities. Fixtures and finishes within a 100-foot radius of construction activities susceptible to damage will be documented (photographically and in writing) prior to construction. All damage will be repaired back to its pre-existing condition. ▪ Substituting vibration-generating equipment with equipment or procedures that would generate lower levels of vibration. For instance, in comparison to impact piles, drilled piles or the use of a sonic or vibratory pile driver are preferred alternatives where geological conditions would permit their use. ▪ Other specific measures as they are deemed appropriate by the implementing agency to maintain consistency with adopted policies and regulations regarding vibration. 				
G. POPULATION AND HOUSING				
<p><i>No significant impacts to population and housing would occur with implementation of the Housing Element Programs listed in this table.</i></p>				
<p>Program H-C-3-a Anti-Displacement Plan for Redevelopment of Existing Multifamily Developments. If an existing multifamily apartment development is repaired</p>				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>or redeveloped including the displacement of one or more tenants, the application submitted for repairs or redevelopment including displacement of any tenants shall include a plan that demonstrates how impacts to existing tenants that are being displaced are minimized through such means as phasing, financial assistance, and relocation services. Such plan shall also include a robust outreach plan to affected tenants.</p>				
<p>Program H-C-3-b Anti-Displacement Strategy. Develop an Anti-Displacement Strategy, including assessment of a variety of tenant protection measures to determine if appropriate for Foster City, including but not limited to: a) expansion of relocation benefits beyond those required by California law for landlords to pay to lower-income tenants to also apply to moderate-income tenants; b) expansion of the amount of relocation benefits beyond those required by California law for lower-income tenants; c) minimum lease terms; d) required notifications to tenants and landlords of legal requirements; and e) expansion of any other relocation/anti-displacement provisions.</p>				
H. PUBLIC SERVICES, UTILITIES, AND RECREATION				
<p>SVCS-1: Water Neutral Growth Policy. EMID shall adopt a Water Neutral Growth Policy to offset projected water demand. The Policy shall, at a minimum, include water efficiency measures to create a neutral impact on the overall service area demands and water use for future development projects. Because of the uncertainty relating to the implementation process and procedure of the future final policy, the timing to implement the policy and its measures, and the effectiveness of the policy to reduce all impacts to less than significant level, the impact remains significant and unavoidable. (SU)</p>	EMID	Ongoing	EMID	
<p>SCOA 2.3: The applicant shall provide a Waste Management Plan for all aspects of construction from start to finish with estimated quantities of debris expected to be generated by the project, how it will be recycled/disposed of, and an</p>	Project Applicant	Prior to demolition or	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
accompanying deposit in accordance with Chapter 15.44 of the Foster City Municipal Code. A separate Waste Management Plan will be required for projects that require Demolition (see Section 3.0).		construction activities	Foster City Community Development Department	
SCOA 2.4: Prior to issuance of a building permit, the Construction Best Management Practices (BMPs) from the San Mateo Countywide Stormwater Pollution Prevention Program shall be included as notes on the building permit drawings.	Project Applicant/Contractor	Prior to issuance of building permit	Foster City Community Development Department	
SCOA 2.9: The construction contractor shall designate a “noise disturbance coordinator” who shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaints (e.g., beginning work too early, bad muffler) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector.	Project Contractor	Ongoing throughout demolition, grading, trenching and construction	Foster City Community Development Department	
SCOA 5.8.1: The applicant shall have a registered civil engineer prepare a sewer flow projection study and a hydraulic capacity study, to be submitted to the Engineering Division for review. The study shall meet the approval of the Engineering Division and should: <ul style="list-style-type: none"> ▪ Verify that the existing sewer system is properly sized to meet the projected increase in wastewater generation on the project site. ▪ Study the on and off-site sewer system (including lift stations) which services the project (both upstream and downstream). ▪ Show the new connecting points to the existing sewers and model the estimated flows and peaking factors, as they relate to the changes in land use for the project. 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>No on-site or downstream overloading of existing sewer system will be permitted. Any necessary improvements identified by the study shall be constructed by the developer/applicant at applicant’s sole cost.</p>				
<p>SCOA 5.8.2: Prior to issuance of a building permit, the improvement plans shall include the design of a wastewater collection system in accordance with the City’s Standard Details/Specifications and to the satisfaction of the Engineering Division. Wastewater collection system items of construction should include at least the following:</p> <ul style="list-style-type: none"> ▪ The locations and numbers of on-site pump stations with permanent standby power, telemetry system and controls. All shall be as approved by the Engineering Division. ▪ Modification to and addition of permanent standby power to which the proposed system is contributing sewage, if required. ▪ Sanitary sewer mains. ▪ Manholes with manhole frames and covers. ▪ Cleanouts. In commercial/industrial buildings the sewer inspection cleanouts shall be at accessible outside locations to allow for wastewater sampling. ▪ Wye branches and laterals. ▪ And together with appurtenances to any or all of the above. 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
<p>SCOA 5.9.1: Prior to issuance of a building permit, the improvement plans shall include the design of stormwater improvements in accordance with the City’s Standard Details/Specifications and to the satisfaction of the Engineering Division. Stormwater improvements items of construction should include at least the following:</p> <ul style="list-style-type: none"> ▪ surface and subsurface storm drain facilities; ▪ manholes with manhole frames and covers; ▪ catch basins and laterals; ▪ construct all catch basins as silt detention basins; 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<ul style="list-style-type: none"> ▪ And together with appurtenances, to any or all of the above. 				
<p>SCOA 5.9.2: Prior to issuance of a building permit, a complete storm drainage study of the proposed development shall be prepared by a registered civil engineer and submitted as part of the improvement plans package. Drainage facilities shall be designed in accordance with accepted engineering principles and be approved by the Engineering Division. The hydrology/hydraulic analysis shall include the following:</p> <ul style="list-style-type: none"> ▪ The amount of runoff, and existing and proposed drainage structure capacities. ▪ Verification that the existing storm drain system is adequately sized to handle the run-off from the project. ▪ Conformance with the City’s Drainage Design Criteria/Standards available on the City’s website: https://www.fostercity.org/publicworks/page/city-standard-design-criteria ▪ Calculations and plans showing hydraulic gradelines. ▪ Evidence that the system is capable of handling a 25-year storm with the hydraulic grade line at least one foot below every grate. 	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
<p>No overloading of the existing system will be permitted. All needed improvements shall be installed by the applicants at applicants’ sole cost.</p>				
<p>SCOA 5.9.3: The applicant shall fully comply with the C.3 provisions of the Municipal Regional Stormwater NPDES Permit (MRP). Responsibilities include, but are not limited to, designing Best Management Practices (BMPs) into the project features and operation to reduce potential impacts to surface water quality associated with operation of the project. These features shall be included in the design-level drainage plan and final development drawings. Specifically, the final design shall include measures designed to mitigate potential water quality degradation of runoff from all portions of the completed development.</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>All Stormwater control measures outlined in the current San Mateo Countywide Water Pollution Prevention Program’s C.3 Stormwater Technical Guidance manual shall be incorporated into the project design. Low Impact Development features, including rainwater harvesting and reuse, and passive, low-maintenance BMPs (e.g., grassy swales, porous pavements) are required under the MRP. Higher-maintenance BMP’s may only be used if the development of at-grade treatment systems is not possible, or would not adequately treat runoff. Funding for long-term maintenance for all BMPs must be specified (as the City will not assume maintenance responsibilities for these features).The applicant shall establish a self-perpetuating drainage system maintenance program for the life of the project that includes annual inspections of any stormwater detention devices and drainage inlets. Any accumulation of sediment or other debris would need to be promptly removed. In addition, an annual report documenting the inspection and any remedial action conducted shall be submitted to the Public Works Development for review and approval.</p> <p>The drainage plan shall be prepared to the satisfaction of the Engineering Division.</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
<p>SCOA 5.9.4: Prior to issuance of a building permit, should the City determine that the City’s storm drain system or storm drain pumping capacity requires expansion or modification as a result of the applicants’ development, the applicants shall pay for all necessary improvement costs. The timing and amount of payment shall be as determined by the City.</p> <p>SCOA 5.10.1: To properly evaluate necessary improvements, a complete water system capacity study of the on-and-off site water system which services the project shall be prepared by a registered civil engineer approved by the City/District Engineer, and retained by the project developer prior to approval of a building permit. The study</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/Fire Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>shall include: a map showing the project location, utility drawings for the project area (pdf and CAD files), a project description (type of development, number of units, land use, acreage, etc.), and a system demand analysis (including average daily demand, maximum daily demand, peak hour demand, and fire flow requirements), specific to the proposed development. The study shall include a detailed water pipe hydraulic flow analysis to determine whether the existing water distribution system is properly sized to meet the projected new water demands on the project site. All needed construction improvements to upsize the existing water distribution system to meet the demands of the new project shall be constructed to meet California Fire Code and Foster City Fire Department requirements, by the applicant at the applicant's sole cost</p>	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
<p>SCOA 5.10.2: Prior to the issuance of a building permit, the improvement plans shall include the design of a domestic water system to the satisfaction of the Engineering Division. Water distribution system items of construction shall include at least the following:</p> <ul style="list-style-type: none"> ▪ backflow prevention devices; ▪ water mains – minimum main size is 8 inches in any area. Fire flow determined for buildings/areas per "The Guide for Determining Required Fire Flow; Insurance Services Office; Municipal Survey Service;" ▪ valves; ▪ tees; ▪ fittings; ▪ hydrants; ▪ meters; ▪ services; ▪ and together with appurtenances to any or all of the above; ▪ all water mains serving fire hydrants, shall be a minimum of 8 inches in diameter. 				

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
SCOA 5.10.3: Water lines shall be designed for fire flows to meet California Fire Code and Fire Department requirements.	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/City Fire Marshal	
SCOA 5.10.4: All on-site fire water service mains shall have two sources of supply connections to City/District water system, be looped and meet the requirements of the State Department of Health Services and the City Fire Marshal. A Fire Water Service Plan shall be submitted separate from civil drawings.	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/City Fire Marshal	
SCOA 5.10.6: Prior to the issuance of a building permit, fire mains shall be designed to Fire Department specifications. Fire mains shall be constructed according to those specifications	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division/City Fire Marshal	
SCOA 8.1: Submit documentation showing compliance with Chapter 8.8 of the EMID Code, including, but not limited to submittal of the Outdoor Water Use Efficiency Checklist.	Project Applicant	Prior to issuance of building permit	Foster City Engineering Division	
SCOA 9.15: All excess fill shall be disposed of in accordance with City requirements.	Project Applicant	Ongoing throughout demolition, grading, trenching and construction	Foster City Engineering Division	
SCOA 9.16: All excess fill shall be disposed of in accordance with City requirements. The construction contractor shall protect all downstream sanitary sewer lines from construction debris while performing sanitary sewer construction. Means to prevent construction debris must be used and shall be inspected by the construction inspector.	Project Applicant	Ongoing throughout demolition, grading, trenching and construction	Foster City Engineering Division	
SCOA 10.7: Prior to occupancy the existing storm drain pipe lines on the project site and downstream to the nearest lagoon inlet shall be cleaned and sediment removed at the completion of the project. Applicant shall submit a map illustrating the route to be televised for approval of the	Project Applicant	Prior to issuance of occupancy permit	Foster City Engineering Division	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCoAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
<p>Engineering Division prior to sediment removal. The storm drain pipe lines shall be televised after cleaning to verify that the sediment has been removed and to identify any damages to the storm drain pipe lines during construction. A post construction survey report shall be prepared identifying facilities to be repaired and confirming removal of sediment from storm lines. The applicant shall be responsible for constructing and financing any such repairs. Sediment left in mains shall be subject to re-cleaning at the applicant's sole cost.</p>	Project Applicant	Prior to issuance of occupancy permit	Foster City Public Works Department	
<p>SCOA 10.8: Prior to occupancy the applicant shall arrange a joint field meeting with representatives of the Water Department to perform a visual survey of the condition of the existing water distribution system (including testing of valves and appurtenances) in the vicinity of the project site. The applicant shall prepare a post-construction survey report to be submitted to the Foster City Public Works Department for review. Report shall document any necessary repairs required to the existing water supply infrastructure. The applicant shall be responsible for constructing and financing any such repairs.</p>				
I. AESTHETICS				
<p>AES-1: Due to the nature of aesthetic impacts being the effects of a project on the visual appearance of an area including changes to views and the overall appearance of the environment, there are no feasible mitigation measures to reduce this impact to a less-than-significant impact while meeting the project objectives.</p>	NA	NA	NA	
<p>SCOA 8.2: An exterior lighting plan including fixture and standard design, coverage and intensity shall be submitted, to be reviewed and approved by the Community Development Department and the Police Department. In its review of the lighting plan, the City shall ensure that any outdoor night lighting proposed for the project is downward-facing, not overly bright at the property line and shielded so as to minimize nighttime glare and lessen</p>	Project Applicant/Contractor	Prior to issuance of occupancy permit	Foster City Community Development Department	

TABLE 1: MITIGATION MEASURE/SCOA MONITORING AND REPORTING

Mitigation Measures/SCOAs	Implementation Responsibility/Action	Timing	Monitoring Responsibility/Action	Date Completed/ Signature
impacts to neighboring properties. The City shall also ensure that all development plans for the project conform to the performance standards provided under Section 17.68.080 of the Foster City Municipal Code.				

APPENDIX D: WATER SUPPLY ASSESSMENT

A. EXECUTIVE SUMMARY

A Water Capacity Study (WCS) was prepared in February 2023 for the City of Foster City (City) 6th Cycle Housing Element Update, Safety Element Update, and Associated General Plan and Zoning Amendments (named the 2023-2031 Housing Element (HE) in this document) Draft Environmental Impact Report. The WCS informed the development of this Water Supply Assessment (WSA) which will be included in the 2023-2031 Housing Element Final Environmental Impact Report. The 2023-2031 Housing Element identifies and addresses housing needs by including goals, policies, and programs to preserve, improve, and develop housing for all economic segments of the community. This includes identifying housing sites to provide capacity for the Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period, enough for 1,896 units required within Foster City. Specific sites for additional housing units outlined in the 2023-2031 Housing Element have not all been specified, but will generally be spread around the City, including accessory dwelling units on single-family properties, increased densities at existing apartment sites, and conversion or inclusion of mixed use at existing non-residential sites.

The requirements for a WSA are described in the California Water Code Sections 10910 through 10915, amended by the enactment of Senate Bill 610 (SB 610) in 2002. SB 610 requires an assessment of whether the Estero Municipal Improvement District's (EMID) total projected water supplies available during normal, single-dry and multiple-dry water years, during a 20-year projection, are sufficient to meet the projected water demand associated with the 2023-2031 Housing Element, in addition to existing and planned future uses in the EMID service area (see Wat. Code § 1091(c)(3)).

This WSA builds on previous water demand projections created as part of the Bay Area Water Supply and Conservation Agency (BAWSCA) Regional Water Demand and Conservation Projections Update, which was completed on December 5, 2022, as well as the 2020 Urban Water Management Plan (UWMP) submitted by EMID in June 2021. The new demands from the BAWSCA Regional Water Demand and Conservation Projections Update were approved by EMID and were based on the EMID 2020 UWMP published demands. The EMID 2020 UWMP was adopted by Resolution No. 3596 by the EMID Board of Directors during its July 19, 2021 meeting.

All the development projects included in this WSA are within the service area of EMID, which includes all of Foster City and the Mariners Island portion of San Mateo. It is important to note that, though some developments were completed by the time this WSA was published (i.e., the developments were completed sometime between 2020 and 2023), there was not enough historical water use data to create an accurate, actual site water use estimate. In fact, some of the buildings were not fully occupied, landscaping was not fully established, and a full year of water use data was not available to ascertain water use trends through the various seasons. All future development projects are required to maximize the efficient use of water by installing water saving plumbing fixtures and California native landscaping to reduce water demand.

The process of estimating net water demand for development project sites is dynamic, and by the next WSA submittal there will be more actual site data available under non-dry year

conditions and with the new-normal impacts of the recent/ongoing pandemic. EMID has completed this WSA based on the land uses proposed for the developments presented in Table D-1. These developments include development completed, entitled, under construction, in application review, and/or estimated/planned for after the year 2020. In some cases, a portion of an earlier, larger development effort was completed after 2020 and is included here. Future development project net demands are primarily estimated using available water use data for similar land use developments that have been constructed recently. Net demand takes into account existing site water use including buildings that will be demolished and/or landscapes that will be converted.

In addition, a Water Neutrality Growth Ordinance to be imminently adopted by EMID will require applicable new development, redevelopment, or change in use of any non-single family dwelling within the EMID service area that will require a new water service from EMID or will increase water demand on the project site above the baseline water demand to offset the new water demand with water offset measures to neutralize and/or reduce the impact on overall service area demands as amended in the current BAWSCA Drought Regional Implementation Plan. The Water Neutrality Growth Ordinance has included language pertaining to applicability and exemptions for development projects. Based on the project status information known to the City as of March 2023, certain development projects and their water demands were included in this analysis to validate the available water supplies and demand offset required as denoted in Table D-9.

A detailed description of each development, including its site-specific net demand basis and schedule, is included in Section D of this document. Prior to issuance of future development entitlements, utility analyses shall be performed by the developer to determine whether existing transmission/distribution infrastructure has adequate capacity to deliver the needed water to the development sites.

TABLE D-1 EMID SERVICE AREA POST-2020 DEVELOPMENT SCHEDULE AND NET NEW DEMAND SUMMARY

Development Project Name¹	Net New Demand (Acre Feet per Year (AFY))	Development Completion Schedule
Biomed Phase 2	19	2020-2025
Gilead Integrated Corporate Campus	74	2030-2035
Pilgrim Triton Project Completion	16	2020-2025
15-Acres Project (Foster Square)	3.1	2020-2025
Chess/Hatch Drive Offices Project	15	2025-2030
New Hotel in Metro Center (VISA)	12	2025-2030
388 Vintage Park	5.7	2020-2025
Lantern Cove Apartments Redevelopment	41	2025-2030
Bridgepointe Redevelopment (City of San Mateo)	89	2025-2035
1065 E. Hillsdale (Century Plaza) R&D Conversions	1.7	2020-2025
1065 E. Hillsdale Retail Pavilion (Century Plaza UP-21-0015)	2.6	2020-2025
Schooner Bay I Redevelopment	33	2028
Schooner Bay II Redevelopment	28	2029
Charter Square Demo/Beach Park Elementary School	4.3	2021
1010 Metro Center Blvd (OSH Redevelopment) ²	12	2020-2030
1001 E. Hillsdale (Parkside Towers)	12	2025-2030

Development Project Name ¹	Net New Demand (Acre Feet per Year (AFY))	Development Completion Schedule
901/951 Mariner's Island Blvd Office to Life Science Building Conversion (City of San Mateo)	3.1	2020-2025
1400 Fashion Island Blvd (City of San Mateo)	1.7	2020-2025
999 Baker Way (City of San Mateo)	0.5	2020-2025
Other/Additional Non-Residential Growth	5.2	2030-2040
Accessory Dwelling Units (ADU) for Eaves and Single-Family Homes ²	4.2	2023-2031
2023-2031 Residential Development to Achieve RHNA (Other Sites in the Sites Inventory)	61	2025-2030
Other/Additional Residential Development (Other Sites in the Sites Inventory)	108	2032-2045
Subtotal Developments	553	
Net Demand Reduction Due to Water Neutrality Growth Ordinance ³	428	
Subtotal Developments With Net Demand Reduction Due to Water Neutrality Growth Ordinance	125	
Estimated System Water Loss ⁴	10	
Grand Total Net New Development Demand⁵	134	

¹ These development names represent the portion or phase of the development project completed after 2020 and not any development constructed beforehand under the same development title.

² A total of 56 ADUs are assumed to be constructed from development of the Eaves ADUs (22) in 2024 and single family ADUs (34) between 2020 and 2031. The City has assumed, for the purposes of this WSA, that no ADUs will be constructed after the RHNA planning period ends in 2031. The City has assumed, for the purposes of this WSA, that 50% of ADUs may be subject to the Water Neutrality Growth Ordinance thus resulting in a net new demand of 2.1 AFY.

³ This row represents the estimated net demand for the development projects that will likely be subject to the Water Neutrality Growth Ordinance, thus rendering their estimated demand neutral for this WSA.

⁴ With all future development demand in the service area captured in this table, estimated total system water losses were apportioned to the subtotal development with net demand reduction due to Water Neutrality Growth Ordinance at 7.75% based on the average year 2020 and 2021 EMID American Water Works Association validated water loss audits. ⁵ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

This WSA determined that the development listed in Table D-1 will yield an annual net new demand of 134 AFY by year 2045. This value is based on an estimated net development project demand of 553 AFY by year 2045. The Water Neutrality Growth Ordinance requires that applicable developments demand no additional water, thus reducing the net development project demand by 428 AFY and yielding a subtotal net demand of 125 AFY. An additional demand of approximately 10 AFY was added to this subtotal net demand due to an apportioned total system water loss of 7.75%, resulting in a grand total annual net new demand of 134 AFY by year 2045. Individual development net demand values between 2020 and 2045 are summarized in five-year increments in Table D-7.

The water demand associated with the 2023-2031 Housing Element, in addition to the existing and future uses evaluated in this WSA, will be accommodated during non-drought years within a 20-year projection. However, as documented in Table 7-5 in the EMID 2020 UWMP, during single and multiple dry years, the EMID service area's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045. The estimated net new demand from the 2023-2031 Housing Element, in addition to the net new demand from the existing and planned future uses evaluated in this WSA, will exacerbate EMID's existing projected supply shortfall during single and multiple dry years. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as

outlined in the EMID Water Shortage Contingency Plan (WSCP) and with implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would reduce shortfalls from inadequate water supplies within the EMID service area if the San Francisco Public Utility Commission (SFPUC) reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions.

Therefore, this WSA concludes that there is not “sufficient water supply” (per Government Code 664737.7 (a)(2)) available to meet the demands of the 2023-2031 Housing Element, in addition to the existing and planned future uses evaluated in this WSA, during single-dry and multiple dry water years within a 20-year projection. EMID shall consider this projected insufficiency and shall take measures, if and when that becomes necessary, to acquire and develop water supplies.

B. INTRODUCTION

This section presents this document’s purpose, a project description, scope of investigation, and persons and documents consulted.

1. Purpose and Authorization

The Foster City 6th Cycle Housing Element Update, Safety Element Update, and Associated General Plan and Zoning Amendments (named the 2023-2031 Housing Element in this document) is considered a “project” under CEQA and is therefore subject to CEQA review. The City of Foster City, as the Lead Agency, has prepared a Program EIR for the proposed project in accordance with CEQA, implementing the CEQA Guidelines, relevant case law, and City procedures.¹

The Safety Element Update portion of the project does not generate additional water demands, leaving the 2023-2031 Housing Element as the focus of this WSA. The 2023-2031 Housing Element is not a development project, but rather a policy document that provides guidance and sets standards for several areas of mandatory environmental review for later “projects” that would be undertaken by local government and the private sector. Foster City has determined that the 2023-2031 Housing Element is a “project” subject to CEQA and is therefore preparing a program-level EIR. A WSA is required for “projects” as defined by Water Code Section 10912 that are subject to CEQA. Water Code Section 10912(7) reasonably applies because it describes future anticipated development: “A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.” Future development projects facilitated by the 2023-2031 Housing Element arguably fall within this definition. Additionally, because the 2023-2031 Housing Element is a “project” subject to CEQA per CEQA Guidelines Section 15155, and because Water Code Section 10910 generally requires an evaluation of a 20-year water supply for a project be included in the EIR, a WSA has been prepared.

¹City of Foster City. *Notice of Preparation of a Draft Program Environmental Impact Report (EIR) for the City of Foster City 6th Cycle Housing Element Update, Safety Element Update, and Associated Zoning Amendments*, January 26, 2022

As the public water supplier for the City, EMID has prepared this WSA to evaluate whether EMID's total projected water supplies available during normal, single-dry and multiple-dry water years, during a 20-year projection, are sufficient to meet the projected water demand associated with the 2023-2031 Housing Element, in addition to existing and planned future uses (Water Code §10910(c)(3)).

This WSA does not create a right or entitlement to water service or define any specific level of water service (per Water Code Section 10914). The provision of water service will continue to be undertaken in a manner consistent with applicable EMID and City policies and procedures, consistent with existing law.

The WSA has been developed by the collaborative efforts of the project team consisting of Urban Planning Partners, Maddaus Water Management Inc., EMID, Foster City Community Development Department, Public Works Departments, and City of San Mateo Planning Department. Urban Planning Partners was the project manager; Maddaus Water Management provided calculations for the estimated water demand of all developments included in the WSA and assisted in compiling the WSA report; City of Foster City, EMID, and City of San Mateo staff provided information on all other development projects and demands contained within the report.

2. Project Description

The 2023-2031 Housing Element² is one of the eight State-mandated elements of the General Plan and must address the existing and projected housing needs of all economic segments of the community. The purpose of the 2023-2031 Housing Element is to identify the community's housing needs; state the community's goals and objectives with regards to housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives. California State law requires that the Housing Element be updated every eight (8) years to be responsive to changing conditions, new State law requirements, updated Regional Housing Needs Allocations, and analyses on Affirmatively Furthering Fair Housing (AFFH).

The RHNA process is the part of Housing Element Law used to determine how many new homes, and the affordability of those homes, each local government must plan for in its Housing Element. This process is repeated every 8 years. For the 2023-2031 cycle the California Department of Housing and Community Development (HCD) provided the Association of Bay Area Governments (ABAG) with a Regional Housing Needs Determination (RHND) of 441,176 units. ABAG then developed a RHNA methodology to allocate the RHND across all cities, towns, and counties in the region. This determination of need is primarily based on estimated job growth. ABAG then allocated that need for each jurisdiction, based on their share of the region's households and adjusted for access to high opportunity areas, proximity of jobs to transportation and transit, and an equity adjustment to ensure that each jurisdiction receives an allocation of lower-income units that is at least proportional to its share of the region's total households.

² This WSA is using the Sites Inventory in the Draft Housing Element dated February 16, 2023.

3. Scope of Investigation

Per Water Code Section 10910, this WSA evaluates the projected water demand associated with the 2023-2031 Housing Element, in addition to existing and planned future uses in the EMID service area.

The 2023-2031 Housing Element includes a Sites Inventory that identifies sites that meet the RHNA target of 1,896 housing units in the 2023-2031 time period plus a buffer of 1,184 housing units.³ The Sites Inventory identified several categories of sites including Pipeline Projects (units permitted or under construction but not completed as of June 30, 2022), Proposed Projects (projects that have submitted a development proposal but are not yet approved), Accessory Dwelling Units (ADUs), Other Residential Sites, and Commercial Sites to Allow Residential Mixed Use. This WSA evaluated the demands associated with identified Pipeline, Proposed, ADU, Commercial Sites to Allow Residential Mixed-Use developments, and the remaining housing units (assumed to be on other sites in the Sites Inventory) to meet the City's 2023-2031 RHNA target of 1,896 units.

In this WSA, baseline water use is based on year 2020 consumption. This represents the actual baseline water use reported in the EMID 2020 UWMP. New development water use completed within the EMID service area between 2020 and the time this WSA was prepared in March 2023 is accounted for in the developments presented using actual data. Because actual water use data is available for sites where developments were completed after the year 2020, water use for these sites was included in this WSA to account for the volume of water used in addition to the baseline year 2020 use. This data was not available nor incorporated into the EMID 2020 UWMP year 2020 demands. Existing uses that were evaluated in this WSA include portions of the Gilead Integrated Corporate Campus and Pilgrim Triton Master Plan Project completed after 2020, housing units completed after 2020 for the 15-Acres Project (Foster Square), and the Charter Square Demo/Beach Park Elementary School.

In this WSA, planned future uses refers to developments that were not included in the 2023-2031 Housing Element to meet RHNA requirements. These developments were entitled, under construction, in application review, or estimated/planned in the EMID service area starting in 2020 and are estimated to be completed within the next 20 years. This WSA evaluated planned future developments including office to research and development (R&D) conversions, a hotel, housing in an area of the City of San Mateo served by EMID, other/additional residential development built between 2032-2045, and other non-residential growth (based on expected job growth). By incorporating demand from development that was completed between 2020 and December 2022, in addition to estimated demand from planned future development, a more detailed EMID service area demand has been projected for determining water supply availability for the 2023-2031 Housing Element.

4. Documents and Persons Consulted

Pursuant to Water Code § 10910(c)(3), this WSA was prepared based on information contained within EMID's 2020 UWMP, the 2020 BAWSCA Regional Water Demand and Conservation Projections, the 2022 BAWSCA Regional Water Demand and Conservation Projections Update, supplemented by information on proposed developments from the 2023-2031 Housing Element

³ This WSA is using the Sites Inventory in the Draft Housing Element dated February 16, 2023.

and information prepared by Foster City and City of San Mateo staff from January 2017 to March 2023. The following development project specific environmental documents and water supply assessments were also reviewed:

- 2012 Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report⁴
 - Addendum No. 1 to the certified 2012 Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report
 - Addendum No. 2 to the certified 2012 Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report
 - Addendum No. 3 to the certified 2012 Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report
 - Addendum No. 4 to the certified 2012 Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report
 - Addendum No. 5 to the certified 2012 Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report
- Pilgrim Triton Master Plan Environmental Impact Report⁵
 - CEQA Compliance for the Proposed Amendment to the Pilgrim Triton Master Plan⁶
- 388 Vintage Park Drive Project Environmental Impact Report⁷
- New Hotel in Metro Center General Development Plan Area Environmental Impact Report⁸
- Water Capacity Investigation for 1065 E. Hillsdale Boulevard, Foster City⁹
- 1001 E. Hillsdale Boulevard – Water Demand Analysis¹⁰

C. EMID AND ITS WATER SUPPLY SOURCE

This section presents EMID’s water supply source information and volume under normal and dry year conditions.

1. EMID

EMID manages the distribution, operation, and maintenance of the City of Foster City’s water supply system. The City’s sources of water, water treatment facilities, and water distribution system are described below. EMID also supplies water to residents in part of the City of San Mateo (Mariner’s Island area). EMID is governed by a board of five directors, who also serve as

⁴Urban Planning Partners. *Gilead Sciences Integrated Corporate Campus Master Plan Subsequent Environmental Impact Report*, 2013

⁵LSA Associates. *Pilgrim-Triton Master Plan Environmental Impact Report*, March 2008.

⁶Urban Planning Partners. *CEQA Compliance for the Proposed Amendment to the Pilgrim Triton Master Plan*, July 2018.

⁷LSA Associates. *388 Vintage Park Drive Draft Environmental Impact Report*, December 2021.

⁸Urban Planning Partners. *New Hotel in Metro Center General Development Plan Area Environmental Impact Report*, June 2020.

⁹Maddaus Water Management Inc. *Water Capacity Investigation for 1065 E. Hillsdale Boulevard, Foster City*, March 2021.

¹⁰BKF. *1001 E. Hillsdale Boulevard – Water Demand Analysis*, March 2022.

the City Council for Foster City. Foster City’s Public Works Department manages and operates EMID

EMID purchases all of its water from the (SFPUC as a contractual member of BAWSCA. The SFPUC’s water system consists of three regional water supply and conveyance systems: the Hetch Hetchy system, the Alameda system, and the Peninsula system. The Hetch Hetchy system is supplied by runoff from the upper Tuolumne River watershed on the western slope of the central Sierra Nevada Mountains. The Alameda system includes conveyance facilities connecting the Hetch Hetchy aqueducts and the Alameda water sources to the Peninsula system. The Peninsula system includes water facilities that connect the EMID and other Peninsula customers to the SFPUC distribution system and the Bay Division Pipelines. EMID does not have any groundwater or recycled water sources to supplement its supply. EMID receives the already treated water from SFPUC and distributes it to its customers. As a retailer, EMID has no direct control over its water supply and treatment.

EMID has only one main source of water supply, a 24-inch transmission main that is connected to SFPUC’s 54-inch Crystal Springs No. 2 line. The connection point is in the City of San Mateo on Crystal Springs Road. EMID has four at-grade, water storage tanks with a total capacity of 20 million gallons for emergencies, peak, and fire flow demand.

2. Service Area Information and Population Projections

The EMID service area is located midway between San Francisco and San Jose. It is ten miles south of the San Francisco International Airport. The service area of EMID consists of the City of Foster City and the Mariner’s Island area of the City of San Mateo. Most customers are residential users with a broad cross-section of offices, commercial businesses, biotech research and development, and a small number of industrial businesses. EMID served an estimated population of approximately 36,500 as reported in the EMID 2020 UWMP and, as a result of this analysis, the service area population is estimated to be 36,700 by 2025.

Today, the City of Foster City is almost built-out with several redevelopment projects in various stages of planning. Table D-2 shows the projected population used for this WSA in 5-year increments until the year 2045. The percent increase for the population growth is also shown. This WSA uses the population estimate published in the EMID 2020 UWMP as the baseline for year 2020 service area population. With all foreseeable future residential development included on this effort’s development list, this analysis developed an updated population projection through 2045. Population projections incorporate the City’s RHNA, which was not available at the time the EMID 2020 UWMP was developed.

TABLE D-2 EMID CURRENT AND PROJECTED POPULATION

	2020 ¹	2025	2030	2035	2040	2045
Service Area Population ²	36,500	36,700	41,000	42,000	42,700	43,400
% Average Annual Population Increase		0.1%	2.1%	0.5%	0.33%	0.32%

¹2020 actual population is based on the EMID 2020 UWMP (Service Area includes a small portion of San Mateo in addition to all of Foster City).

²Values have been rounded to the nearest hundred.

3. Supply Source and Contractual Provisions

In 1934, San Francisco combined the Hetch Hetchy system and the Spring Valley system to create the SFPUC system. The rights to local diversions were originally held by the Spring Valley Water Company, which was formed in 1862. The SFPUC is owned and operated by the City and County of San Francisco. EMID does not hold any existing water rights and all water supply assurances come through the contract with SFPUC. In 1984, SFPUC executed a Settlement Agreement and Master Water Sales Contract (Contract) with the members of BAWSCA. The Contract is governed by the Master Sales Agreement (MSA), which expired in June 2009. In August of 2009, BAWSCA and its member agencies signed a new Water Supply Agreement and Individual Water Sales Contract with San Francisco. The most recent Contract runs through June 30, 2034 and guarantees a supply assurance of 184 million-gallons-per-day (MGD) to BAWSCA member agencies. EMID's contractual allocation of water (known as its Individual Supply Guarantee) is 5.9 MGD, or approximately 6,610 AFY (2,154 MGY).

In 2020, EMID purchased 4,896 AFY of water from SFPUC.¹¹ Compared to historical use, SFPUC purchases have declined due to a decrease in water demand and the drought.

4. Emergency Connections

In addition to the 24-inch transmission main, EMID has two separate 12-inch emergency supply connections with California Water Service Company (which serves the City of San Mateo) and with Mid-Peninsula Water Agency (formerly called Belmont County Water District, which serves the City of Belmont, San Carlos, and part of Redwood City). EMID has agreements with both agencies that allow EMID to use these connections during emergency situations. Both the California Water Service Company and the Mid-Peninsula Water Agency are members of BAWSCA.

5. EMID Water Supply Projections

The SFPUC has the capacity to meet the demands of its retail and wholesale customers in wet and normal years. The Water Supply Agreement provides for 184 MGD or 206,106 AFY total supply assurance to all BAWSCA member agencies. Going forward, SFPUC's annual normal year supply assurance to EMID is 5.9 MGD or 6,610 AFY as shown in Table D-3.

TABLE D-3 ANNUAL SUPPLY ASSURANCE FROM SFPUC

Water Supply Source	2025	2030	2035	2040	2045
SFPUC, MGD ¹	5.9	5.9	5.9	5.9	5.9
SFPUC, AFY	6,610	6,610	6,610	6,610	6,610

¹EMID 2020 UWMP DWR Table 7-2

Although the Master Agreement and accompanying Water Supply Contract expire in 2034, the supply assurance (which quantifies SFPUC's obligation to supply water to its individual wholesale customers) survives the Contract expiration and continues indefinitely. According to SFPUC's Water System Improvement Program, this amount is subject to further reductions in the event of drought, water shortage, earthquake, rehabilitation, or maintenance of the system.

¹¹Erler & Kalinowski, Inc. 2020 Urban Water Management Plan for Estero Municipal Improvement District, Table 4-5, July 2021.

Table D-4 shows SFPUC's projected deliveries to EMID for a single dry year and for five consecutive dry years, based on the EMID 2020 UWMP allocations.

TABLE D-4 EMID PROJECTED ANNUAL SUPPLY ALLOCATIONS FOR A SINGLE AND MULTIPLE DRY YEARS

Water Supply Source	Status	Normal Year	Single Year	Year 2	Year 3	Year 4	Year 5
			Year 1				
2025 SFPUC, AFY	Max Allocation	6,610	3,170	2,716	2,716	2,716	2,716
	% Reduction	0%	48%	41%	41%	41%	41%
2030 SFPUC, AFY	Max Allocation	6,610	3,219	2,762	2,762	2,762	2,762
	% Reduction	0%	49%	42%	42%	42%	42%
2035 SFPUC, AFY	Max Allocation	6,610	3,275	2,808	2,808	2,808	2,572
	% Reduction	0%	50%	42%	42%	42%	39%
2040 SFPUC, AFY	Supply	6,610	3,354	2,879	2,879	2,538	2,538
	% Reduction	0%	51%	44%	44%	38%	38%
2045 SFPUC, AFY	Max Allocation	6,610	3,020	3,020	3,020	2,566	2,566
	% Reduction	0%	46%	46%	46%	39%	39%

a. Normal year allocation same through projection period per EMID 2020 UWMP DWR Table 7-2.

b. Dry year allocation unique to projection year and dry year type per 2020 UWMP DWR Table 7-3 & 7-4. In general, multiple dry years 2 & 3 supplies are the same, whereas multiple dry years 4 & 5 supplies are the same. More specifically, year 2030 multiple dry years 2-5 supplies are the same.

The following narrative from Section 7.1.3.4 of the EMID 2020 UWMP describing uncertainties in dry year water supply has been included in this WSA to provide context for the projected supply allocations in Table D-4.

Significant water supply shortfalls are currently projected in future single and multiple dry years, directly because of the Bay-Delta Plan Amendment implementation. However, numerous uncertainties remain in the implementation of the Bay-Delta Plan Amendment. The water supply projections presented [in Table 7-5 of the EMID 2020 UWMP] likely represent a worst-case scenario in which the Bay-Delta Plan Amendment is implemented without the SFPUC and the State Water Resources Control Board (SWRCB) reaching a Voluntary Agreement and do not account for implementation of SFPUC's Alternative Water Supply Program (AWSP). Under this supply scenario, SFPUC appears not to be able to meet its contractual obligations (i.e., Level of Service goals) and EMID's forecasted demands during droughts.

SFPUC also provided water supply reliability projections without the Bay-Delta Plan Amendment, which likely represents a highly optimistic water supply reliability outcome. These projections indicated that without the Bay-Delta Plan Amendment SFPUC would be able to supply 100 percent of projected RWS demands in all year types through 2045, except for the 4th and 5th consecutive dry year in 2045, during which 90 percent of projected RWS demands (85 percent of the Wholesale demands) would be met. The large disparity in projected water supply reliability between these two scenarios demonstrates the current level of uncertainty.

In addition to these two UWMP scenarios, in a March 26, 2021 Special Commission Meeting, SFPUC staff presented Hetch Hetchy Local Simulation Model (HLSM) modeling results for 10 different scenarios, including scenarios with the implementation of the

Tuolumne River Voluntary Agreement (TRVA), with the implementation of the Bay-Delta Plan Amendment and the AWSP, and with the use of a modified rationing policy and a modified design drought. Results for the scenarios with the TRVA and with the AWSP (particularly with a modified rationing policy and design drought) showed significantly improved RWS supply availability compared to the Bay-Delta Plan Amendment scenario shown herein.

The current sources of uncertainty in the dry year water supply projections are summarized below:

- Implementation of the Bay-Delta Plan Amendment is under negotiation. The SFPUC is continuing negotiations with the SWRCB on implementation of the Bay-Delta Plan Amendment for water supply cutbacks, particularly during droughts. The SFPUC, in partnership with other key stakeholders, has proposed a voluntary substitute agreement to the Bay-Delta Plan Amendment, the TRVA, that provides a collaborative approach to protect the environment and plan for a reliable and high-quality future potable water supply. This is a dynamic situation and the projected drought cutback allocations may need to be revised before the next (i.e., 2025) UWMP depending on the outcome of ongoing negotiations.
- Benefits of the AWSP are not accounted for in current supply projections. SFPUC is exploring options to increase its supplies through the AWSP. Implementation of feasible projects developed under the AWSP is not yet reflected in the supply reliability scenarios presented in the EMID 2020 UWMP and is anticipated to reduce the projected RWS supply shortfalls.
- Methodology for Tier One and Tier Two Wholesale drought allocations have not been established for wholesale shortages greater than 20 percent. The current Tier One and Tier Two Plans are not designed for RWS supply shortages of greater than 20 percent. For UWMP planning purposes per BAWSCA guidance, the Tier One Wholesale share for a 16 percent to 20 percent supply reduction (62.5 percent) has been applied for reductions greater than 20 percent and an equal percent reduction has been applied across all Wholesale agencies. BAWSCA member agencies have not formally agreed to adopt this shortage allocation methodology and are in discussions about jointly developing an alternative allocation method that would consider additional equity factors if SFPUC is unable to deliver its contractual supply volume and cutbacks to the RWS supply exceed 20 percent.

Negotiations on the Bay-Delta Plan have been ongoing and in November 2022¹² the SFPUC, Turlock Irrigation District, and Modesto Irrigation District signed onto the March 2022 “Memorandum of Understanding Advancing a Term Sheet for the Voluntary Agreements to Update and Implement the Bay-Delta Water Quality Control Plan, and Other Related Actions”.¹³ The signatories of the MOU submitted Voluntary Agreements (VAs) to the State Water Resources

¹² <https://resources.ca.gov/Newsroom/Page-Content/News-List/Four-More-Local-Water-Agencies-Join-Agreement-to-Improve-the-Health-of-Rivers-and-Landscapes>

¹³ Memorandum of Understanding Advancing a Term Sheet for the Voluntary Agreements to Update and Implement the Bay-Delta Water Quality Control Plan, and Other Related Actions, https://resources.ca.gov/-/media/CNRA-Website/Files/NewsRoom/email-items/VoluntaryAgreementMOUtermSheet20220329_SIGNED-20220811.pdf

Control Board (SWRCB) as an alternative for the update of the Bay-Delta Plan proposed as a voluntary pathway to achieve reasonable protection of fish and wildlife beneficial uses. As of January 2023, no voluntary agreement proposals have been approved by the SWRCB. The SWRCB will consider the VA alternative along with other alternatives as part of the public process to update the Bay-Delta Plan. The Tuolumne River portion of the VAs will be evaluated in subsequent analyses.¹⁴

During periods of supply reductions, EMID will have to implement its WSCP to reduce demand. The WSCP describes triggering levels and actions to be considered for each stage of demand reduction. As detailed in Section 6, the plan has six levels with each level set to respond to increasingly more severe conditions. The WSCP is designed to decrease demand to meet the reduced allocations by SFPUC, however, this WSA does not rely on the WSCP as the primary means to enable EMID to sustain sufficient supplies during projected shortfalls.

6. EMID Water Supply Shortage Contingency

The Urban Water Management Planning Act requires all California urban water retailers supplying water to more than 3,000 customers, or supplying more than 3,000 AFY of water, to adopt a WSCP as part of the UWMP. The objective of this legislation is to prompt every water agency to plan for droughts and to prepare a series of responses based upon the severity and length of drought. Per Water Code Section 10632 (a)(3)(A), EMID must include six standard water shortage levels that represent shortages from the normal reliability as determined in the Annual Assessment. The shortage levels have been standardized to provide a consistent regional and statewide approach to conveying the relative severity of water supply shortage conditions. The six standard water shortage levels correspond to progressively increasing estimated shortage conditions (up to 10, 20, 30, 40, 50, and greater than 50% shortage compared to the normal reliability condition) and align with the response actions EMID would implement to meet the severity of the impending shortages.

Table D-5 shows the EMID's supply availability over five years based on the supply reliability estimates and allocation structure provided by SFPUC and BAWSCA. See the EMID 2020 UWMP for existing customer category breakdowns and water shortage policies for each customer class.

TABLE D-5 REGIONAL WATER SYSTEM (RWS) WHOLESALE SUPPLY AVAILABILITY DURING NORMAL AND DRY YEARS FOR BASE YEARS 2025 THROUGH 2045

Base Year	Normal Year	Single Dry Year	Multiple Dry Years				
			Year 1	Year 2	Year 3	Year 4	Year 5
2025	100%	64%	64%	55%	55%	55%	55%
2030	100%	64%	64%	55%	55%	55%	55%
2035	100%	64%	64%	54%	54%	54%	50%
2040	100%	63%	63%	54%	54%	48%	48%
2045	100%	54%	54%	54%	54%	46%	46%

¹⁴ CA SWRCB. Frequently Asked Questions: Draft Scientific Basis Report Supplement in Support of Proposed Voluntary Agreements for the Sacramento River, Delta, and Tributaries Update to the San Francisco Bay/Sacramento-San Joaquin Delta Water Quality Control Plan, https://www.waterboards.ca.gov/waterrights/water_issues/programs/bay_delta/docs/2023/FAQ-BD-Plan-Scientific-Basis-Supplement.pdf

Source: EMID 2020 UWMP DWR Table 7-2

a. Normal-year water supply availability is presented in terms of percentage of EMID’s annual supply assurance (5.9 MGD).

b. Dry-year water supply availability is presented in terms of percentage of projected RWS demands for each base year consistent with the revised BAWSCA Drought Methodology that assumes equal percent cutbacks across all Wholesale Agencies.

c. Results reflect a scenario with the Bay-Delta Plan Amendment implemented in 2023. As discussed above in Section C.5, though the Tuolumne River Voluntary Agreement has been submitted to the SWRCB, it is not guaranteed water and therefore not considered in this WSA as a reliable source of supply under any water year conditions or shortfall conditions.

D. WATER DEMAND PROJECTIONS

This section presents projected demands for the EMID service area based on analysis of the 2023-2031 Housing Element and existing and planned future uses. Per the City’s direction, this WSA assumes the EMID 2020 UWMP baseline water use and all post 2020 development project estimated demand. In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

1. Future System Demand Projections

Table D-6 shows the future system demand projections without additional development and the difference (excess supply allocation) until 2045. This table presents system demand projections using the year 2020 baseline demand as reported in the EMID 2020 UWMP, adjusted for active and passive savings over time, and assumes no growth in accounts in the EMID service area. Active savings refers to the savings that result from implementing conservation measures. Passive savings refers to water savings resulting from actions and activities that do not depend on direct financial assistance or educational programs implemented by water suppliers. These savings result primarily from the natural replacement of existing plumbing fixtures with water-efficient models required under current plumbing code standards, the installation of water-efficient fixtures and equipment in new buildings and retrofits as required under CALGreen Building Code Standards, and inclusion of low-water use landscaping and high-efficiency irrigation systems to minimize outdoor water use in new connections and developments in accordance with the State’s Model Water Efficient Landscape Ordinance (MWELO).¹⁵

As shown, available supplies are sufficient to meet system demand projections in a normal year.

TABLE D-6 FUTURE SYSTEM DEMAND PROJECTIONS (WITHOUT ADDITIONAL DEVELOPMENT)

	2020 ¹	2025	2030	2035	2040	2045
SFPUC Supply, AFY	6,610	6,610	6,610	6,610	6,610	6,610
Demand Projections with Passive and Active Conservation Savings, AFY ²	4,896	4,648	4,371	4,223	4,100	4,113
Annual Excess, AFY	1,715	1,962	2,240	2,388	2,511	2,497
Percent Excess	26%	30%	34%	36%	38%	38%

¹2020 data is based on actual demand numbers found in the EMID 2020 UWMP.

²2025-2045 water demands are estimated using reported passive and active conservation savings volumes per the December 5, 2022 BAWSCA Study.

³ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

¹⁵Erler & Kalinowski, Inc. 2020 Urban Water Management Plan for Estero Municipal Improvement District, P-35, July 2021.

2. Water Neutrality Growth Ordinance to Offset New Future Water Demands

The EMID Board of Directors directed City staff to prepare a Water Neutrality Growth Ordinance (Ordinance) to implement regulations requiring applicable new development, redevelopment, or change in use of any non-single family dwelling within the EMID service area that will require a new water service from EMID or will increase water demand on the project site above the baseline water demand to offset the new water demand with water offset measures to neutralize and/or reduce the impact on overall service area demands as amended in the current BAWSCA Drought Regional Implementation Plan. Development of the Ordinance will codify a regulatory framework and guidelines will be developed to provide applicants with clear implementation and compliance steps.

The Water Neutrality Growth Ordinance has included language pertaining to applicability and exemptions for development projects. Based on the project status information known to the City as of March 2023, certain development projects and their water demands were included in this analysis to validate the available water supplies and demand offset required as denoted in Table D-9.

3. Development Descriptions and Net Additional Demands

This section presents background and demand calculation information on the 2023-2031 Housing Element housing sites and existing and future planned developments not included in the 2023-2031 Housing Element. All development projects are within the service area of EMID. EMID has completed the WSA based on available water use data from completed developments and the land use proposed for the developments listed below. Per the City's direction, this WSA assumes the EMID 2020 UWMP baseline water use and all post 2020 development project estimated demand. If a development project was built between 2020 and 2022, its actual water use was included when available. EMID has a first-come, first-served policy for serving new development projects, with each new major development requiring a water demand analysis.

A review of 2020-2022 water use was conducted for more than 15 existing office, R&D and residential properties located in the service area and built within the last 10 years. Derived demand factors based on these sites' water use and square footages were used in this analysis when factors by office, R&D and residential type were consistent with each other, respectively. In many cases, due to the COVID-19 pandemic, demand factors for office and R&D buildings were not consistent and deemed too speculative; therefore, older more conservative demand factors were used. Specific demand factor sources are presented by development in this section.

a. Biomed Phase 2

The approved development is on approximately 20 acres of land located in Foster City. All seven, one- and two-story office/warehouse buildings totaling approximately 280,000 square feet were demolished by the current owner and development applicant. The approved development would contain up to 595,000 total square feet of life sciences research facilities in a campus setting, which includes up to 555,000 square feet of laboratory and office uses and a 40,000-square-foot building to house amenities for employees and visitors. Phase 1, completed in early 2018, consisted of 320,000 square feet in two lab/office buildings and 40,000 square feet in one amenities building. Phase 2 consists of 235,000 total square feet of R&D use and

office space in one building and 84,916 square feet of landscaping. The Phase 2 development proposes that 70 percent of the 235,000 square feet be developed for R&D uses and 30 percent be developed for office uses.

EMID staff have determined that existing land use at a comparable development, 355 Lakeside Drive and 309 Velocity Way, is similar to the land use for the new R&D and office space building at this site. Therefore, the historical consumption data for these sites were used as a basis to project water demand for the proposed R&D (laboratory) space and office space. The consumption data shows 25 gallons of water per year (GPY) for each square foot of R&D space and 13 GPY for each square foot of office space is needed. To ensure that maximum water demand was studied, the WSA calculated demand assuming 70 percent of the total square footage would be R&D use and 30 percent would be office use. Based on the calculations, approximately 16 AFY will be required for the Phase 2 R&D and office space.

Landscape area was based on the same proportion of turf (13,824 square feet) and shrubs (71,092 square feet) assumed for Phase 1. Demand was estimated based on local climate factors with an average regional reference evapotranspiration (ETo) of 47 inches per year. For turf, an irrigation efficiency of 65% and a plant factor of 0.7 or higher was assumed; for shrubs, an irrigation efficiency of 85% and a plant factor of 0.6 was assumed. Based on the calculations, approximately 3 AFY will be required for the proposed landscaping. The total demand for the proposed development including landscaping will be 19 AFY. This development is estimated to be completed by 2025.

b. Gilead Integrated Corporate Campus

In 2013, the city certified the Gilead Sciences Integrated Corporate Campus Master Plan Final Subsequent Environmental Impact Report and adopted Ordinances approving the Amended General Development Plan/Rezoning (GDP) and the First Amendment to the Development Agreement. The GDP includes the development of a biopharmaceutical campus. The Development Agreement includes an allotment of 206 AF of water by EMID.¹⁶

Proposed future development on site involves the removal of 46,943 square feet of recreational turf and the net total development of 361,679 square feet of R&D space, 359,971 square feet of office space, and 23,600 square feet of storage/warehouse space. City staff confirmed that the existing land use at 355 Lakeside Drive and 309 Velocity Way is similar to the land use for the proposed R&D and office space buildings, respectively. Therefore, historical consumption data for these sites was used as a basis to project water demand for the proposed 361,679 square feet of R&D space and 359,971 square feet of office space. The 2014-2017 consumption data shows that 25 gallons of water per year (GPY) for each square foot of R&D space is needed, and the 2016-2017 data yields 13 GPY for each square foot of office space. Based on the calculations, approximately 28 AFY will be required for the R&D buildings and 15 AFY for the office space. The storage/warehouse building is estimated to use 1 AFY. The 46,943 square feet of recreational turf that will be demolished is estimated to have consumed approximately 5

¹⁶ Section 2.17 of the Development Agreement states "...during the Term of this Agreement, EMID will reserve and provide sanitary sewage and water supply capacity, in quantities required for full development of the Project, as described in the EIR." The EIR projected a water demand of 206 AF.

AFY based on local climate factors, an assumed irrigation efficiency of 65%, a plant factor of 0.7 or higher, and an average regional ETo of 47 inches per year.

Per the Development Agreement for the Gilead development, an estimated site water use value of 206 AF is contractually obliged to be served by EMID. Based on an estimated existing water use of 132 AF for the site, 39 AFY for the specified development elements summarized in this WSA, and a 206 AF water allotment per the 2012 Gilead WSA and EMID's obligated service level, the estimated demand for unspecified future development is approximately 35 AFY.

The net projected demand is calculated by subtracting an estimated consumption value for the site's recreational turf area (square footage as of 2022) that will be demolished (and repurposed) from the total projected development demand (including the unspecified development), resulting in approximately 74 AFY of additional water demand. This development is estimated to be completed in various phases by 2035.

c. Pilgrim Triton Project Completion

The originally approved 2008 Pilgrim Triton Master Plan development included 296,000 square feet of commercial/office space, a one-acre park, and 730 units of residential housing to be developed in four phases. In 2017, the applicant submitted revised plans for Pilgrim Triton Phase C that amended the 2015 proposal to include 22 units of workforce housing and 70 for-sale townhouse units on 4.78 acres, replacing the existing entitlement of 225,943 sq. ft. of commercial office and 17 townhouse units on 4.78 acres in the Pilgrim Triton Master Plan development. With a net increase of 75 residential units for Pilgrim Triton Phase C, the total number of residential units for the entire Pilgrim Triton Master Plan development increased from 730 units to 805 units. The total amount of commercial/office space for the entire Pilgrim Triton Master Plan development decreased from 296,000 square feet to 70,057 square feet.

The following development pieces of the Pilgrim Triton Project Completion were evaluated in this WSA:

- Development of 70 townhouse-style condominium units known as Laguna Vista. Townhouse units will consist of two, three, and four-bedroom plans, and range in size from approximately 1,220 square feet to 2,050 square feet. The estimated demand for the proposed 70 townhouses is 6.4 AFY. Indoor water use was calculated by multiplying an estimated 1.7 people per household, based on average multifamily housing occupancy rates, with the average indoor water use of 48 GPCD, which is consistent with the EMID service area multifamily use.
- Development of 22 workforce housing apartment units that are owned by the City. Workforce housing units will be one and two-bedroom units and range in size from approximately 760 square feet to 1,110 square feet. The workforce housing units will require a total demand of 2 AFY. The estimated water use was calculated using the methodology described previously for townhouses with typical water use of 48 GPCD for indoor use and 1.7 people per household.
- 34,531 square feet of landscaping for the townhouse and workforce housing units. 29,336 square feet of landscaping will be associated with the townhomes and 5,195 square feet will be associated with the workforce housing. 95% of the landscaping will be shrubs and 5% will

be turf. Demand was estimated based on local climate factors with an average regional ETo of 47 inches per year; for turf an irrigation efficiency of 65% and a plant factor of 0.7 or higher was assumed; for shrubs, an irrigation efficiency of 85% and a plant factor of 0.6 was assumed. The townhouse and workforce housing landscaping will require 1.2 AFY.

- Development of a new 24,103 square foot portion of the existing 1.2 acre Pilgrim Triton Plaza Park. Of this new area, only 11% is turf. Turf water is estimated based on local climate factors, assuming an irrigation efficiency of 65%, a plant factor of 0.7 or higher, and an average regional ETo of 47 inches per year for a total demand of approximately 0.26 AFY.
- A 9,400 square foot expansion of the Family Dental building. The expansion will require approximately 2.9 AFY assuming a 27 GPD/100 square feet demand factor based on the 2016 Castaic Lake Water Agency (CLWA) Commercial Demand Factor Study which reported medical/dental/veterinary use per square footage factors for CA water agencies.
- Development of 20 townhouse units known as Waverly Cove were completed in 2020. Demand for these units was calculated using actual annual site demand based on recent July 2021- June 2022 water use data for a total demand of 3.1 AFY.
- Occupancy of the 3,970 square feet of retail space on the ground floor of the Triton Apartments that has been vacant since the building was completed will require approximately 0.37 AFY assuming a conservative 8 GPD/100 square feet demand factor based on the 2016 CLWA Commercial Demand Factor Study which reported retail space use per square footage factors for CA water agencies.

Development of the portions of the Pilgrim Triton Project Completion described above will result in approximately 16 AFY net development water demand. This development will be completed in various phases by 2025.

d. 15-Acres Project (Foster Square):

The approved development is on approximately 15 acres located adjacent to the Foster City Civic Center and the Peninsula Jewish Community Center. The entire Foster Square development consists of the following: 200 market rate senior units, 131 assisted living units, 24 memory care beds, 66 affordable housing units, and 30,000 square feet of retail. The assisted living, memory care and affordable housing components were completed in late 2016. Of the market rate senior units, 152 were completed between 2017 and 2020, and 48 units were completed after 2020.

For the analysis of the 48 units that were built after 2020, a demand factor of 58 GPD/unit was developed based on actual water use data from the completed residences. The 48 units are expected to require approximately 3.1 AFY of additional water demand.

e. Chess/Hatch Drive Offices Project:

Implementation of the proposed Master Plan will result in the demolition of 11 existing commercial/industrial buildings, totaling 190,000 square feet, and phased construction of three new multi-story office buildings, totaling 800,000 square feet. Net new development on the site would total 610,000 square feet of office use.

Based on historical 2016-2017 consumption data from Gilead Sciences at 309 Velocity Way that includes landscape irrigation and a cooling tower, a water use factor of 13 GPY/square foot was applied to the proposed 800,000 square feet of office space, yielding a demand of 33 AFY for the proposed development. Consumption data for the existing buildings at 1155-1191 Chess Drive, which will be demolished, was approximately 18 AFY. Therefore, the net demand resulting from the proposed development is calculated by subtracting the site's baseline consumption (based on normal water years 2007 and 2008), from the total projected demand, resulting in approximately 15 AFY of additional water demand. This development is estimated to be completed between 2026 and 2030.

f. New Hotel in Metro Center:

The proposed development involves the development of an approximately 83,000 square-foot, six-story hotel on an approximately 1.36-acre vacant lot at the corner of Metro Center Boulevard and Shell Boulevard. There is no building to be demolished, but there is existing irrigation at the site. The most recent proposal for the hotel includes 154 guest rooms, a restaurant, meeting space, and a rooftop bar, in addition to several features generally associated with short-stay hotels, including a fitness center, lobby lounge, and a guest laundry room. The proposed development would provide approximately 140 parking spaces, new drive aisles, landscaping, and covered outdoor seating areas.

Water use estimates are derived from number of guests, staff, occupancy, site area, etc. Values are consistent with industry standards and represent 100 GPD/room. Projected water demand for this development is approximately 18 AFY. Two years of consumption data from August 2017 to July 2019, solely for the purpose of irrigation, was used to determine the baseline site water demand of approximately 5.9 AFY. The net demand is calculated by subtracting the existing consumption from the total projected development demand, resulting in approximately 12 AFY of additional water demand. This development is estimated to be completed between 2027 and 2030.

g. 388 Vintage Park:

The proposed development involves redevelopment of the vacant El Torito restaurant into a new office building with approximately 50% office and 50% R&D space. The proposed plans for the site include demolition of the vacant restaurant, development of 95,931 square feet of a new Class A life sciences office, 198 vehicular parking spaces, 16 motorcycle and 20 bicycle parking spaces, and an outdoor roof terrace at the 4th level for employee amenity use.

Historical 2016-2017 consumption data from Gilead Sciences at 309 Velocity Way was used to calculate the projected demand for the office portion of the development. Based on a large office space with a cooling tower and landscape irrigation, a water use factor of 13 GPY/square foot was applied to the proposed 47,965 square feet of office space. This factor yields a demand of 2 AFY for the office portion of the proposed development. Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr was used to calculate the projected demand for the R&D portion of the development. A water use factor of 25 GPY/square foot was applied to the proposed 47,965 square feet of R&D space. This factor yields a demand of 3.7 AFY for the R&D portion of the proposed development. The restaurant onsite has been closed since 2018 so there was no recent water use data to evaluate, and thus no demand was

assumed. The total water demand required for this site is approximately 5.7 AFY. This development is estimated to be completed by 2025.

h. Lantern Cove Apartments Redevelopment:

The proposed development involves removing 64 existing dwelling units and adding 420 new dwelling units, resulting in a net total of 356 new dwelling units on a 16.8-acre site known as Lantern Cove Apartments. The subject site is located to the south of Port Royal Avenue between the two points of intersections of Port Royal Avenue and Rock Harbor Lane. The site currently includes thirty-five 2-story apartment buildings containing 232 dwelling units, a leasing/amenity building, and 482 parking spaces.

This analysis assumed an indoor water use factor of 48 gallons per capita per day (GPCD) and a household size of 2 people per unit to calculate total water demand for the 356 new units. These values are based on the 2021 average multifamily per capita indoor water use presented in the 2021 Estero DSS Model (Maddaus Water Management's Demand Side Management Least Cost Planning Decision Support System [DSS Model]) and the average household size of a renter-occupied unit from 2016 American Community Survey data for the Foster City area. Net demand for this development is approximately 41 AFY. This development is estimated to be completed in 2026.

i. Bridgepointe Redevelopment (City of San Mateo):

Bridgepointe is an underutilized commercial shopping center located within the City of San Mateo. There are six parcels ranging in size from 1.3 acres to 12 acres with significant amounts of surface parking. There have been a variety of discussions with the owners of the shopping center who have expressed interest in mixed-use redevelopment that includes both housing and commercial. By assuming mixed-use development on these parcels, the City of San Mateo is calculating the realistic capacity at 40 units per acre for a total of 1,188 units. Bridgepointe is located within the City of San Mateo and was included in this WSA because it is served water by EMID.

This analysis assumed no net irrigation increase, an indoor water use factor of 48 GPCD, and a household size of 1.4 people per unit to calculate water demand for the 1,188 new multifamily units. These values are based on the 2021 average multifamily per capita indoor water use presented in the 2021 Estero DSS Model and occupancy data from neighboring Schooner Bay and Lantern Cove one-bedroom units. Net demand for this development is approximately 89.5 AFY. Approximately 75% of the total housing units will be completed by 2030, and the remaining units are estimated to be completed by 2035.

j. 1065 E. Hillsdale (Century Plaza) R&D Conversions:

The site is currently occupied by a 4-story, 115,629 square foot building (Century Plaza Office Building). The applicant proposes to convert up to 75 percent of the existing building to R&D use (approximately 87,000 square feet).

Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr was used to calculate the projected demand for the R&D portion of the development. A water use factor of 25 GPY/square foot was applied to the proposed 87,000 square feet of R&D space. This factor includes landscape irrigation and yields a demand of 6.8 AFY for the R&D space. A demand

factor of 19.1 GPD/square foot was applied to the proposed 29,000 square feet of office space. The demand factor was based on the site's actual building and outside irrigation meter usage from February 2019-March 2020 (pre-COVID). This factor yields a demand of 1.7 AFY for the proposed office space. The existing building that will be redeveloped uses approximately 6.8 AFY based on 2019 pre-COVID water use for the site. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 1.7 AFY of additional water demand. This development is estimated to be completed by 2025.

k. 1065 E. Hillsdale Retail Pavilion (Century Plaza UP-21-0015):

The proposed development involves development of a new, approximately 5,200 square-foot, stand-alone outdoor pavilion structure featuring restaurant and retail tenant spaces as an ancillary amenity to the existing Century Plaza office use located at 1065 E. Hillsdale Boulevard, situated at the southwest corner of Foster City Boulevard and E. Hillsdale Boulevard.

Demand for the proposed 2,600 square feet of retail space was calculated at 0.24 AFY using a conservative 8 GPD/100 square feet demand factor based on the 2016 CLWA Commercial Demand Factor Study that reported retail space use per square footage factors for CA water agencies. Demand for the proposed 2,600 square feet of restaurant space was calculated at 2.3 AFY using a conservative 80 GPD/100 square feet demand factor based on the 2016 CLWA Commercial Demand Factor Study that reported fast-food space use per square footage factors for CA water agencies. Net demand for this development is 2.6 AFY. This development is estimated to be completed in 2023.

l. Schooner Bay I Redevelopment:

Schooner Bay is located in the southeast corner of Foster City at the end of Edgewater Boulevard. The 24.8 acre property includes 312 existing apartment units. The proposal is divided into two parts: Schooner Bay I and Schooner Bay II.

The proposed Schooner Bay I development involves the removal of 56 existing units and development of 113 studios, 220 one-bedroom, and 75 two-bedroom units for a total of 408 new units in one building.

Demand for the 408 new residential units was calculated using an assumed 55 GPCD and 1.4 people per household per studio and one-bedroom units, and 2.2 people per household per two-bedroom unit. These values were based on per capita water use at the nearby Triton Apartments, and existing Schooner Bay occupancy data. The total demand for the new residential units is 39 AFY.

Demand for the existing 56 units that will be demolished was calculated using an assumed 48 GPCD and 1.9 people per unit. These values were based on existing Schooner Bay occupancy data and average multifamily per capita indoor water use presented in the 2021 Estero DSS Model. The total demand from the demolished units is 5.7 AFY. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 33 AFY of additional water demand. This development is estimated to be completed in 2028.

m. Schooner Bay II Redevelopment:

The proposed Schooner Bay II development involves the removal of 56 existing units in seven buildings and development of 94 studios, 159 one-bedroom units, and 97 two-bedroom units for a total of 350 new units.

Demand for the 350 new residential units was calculated using an assumed 55 GPCD and 1.4 people per household per studio and one-bedroom units, and 2.2 people per household per two-bedroom unit. These values were based on per capita water use at the nearby Triton Apartments, and existing Schooner Bay occupancy data. The total demand for the new residential units is 34 AFY.

Demand for the existing 56 units that will be demolished was calculated using an assumed 48 GPCD and 1.9 people per unit. These values were based on existing Schooner Bay occupancy data and average multifamily per capita indoor water use presented in the 2021 Estero DSS Model. The total demand from the demolished units is 5.7 AFY. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 28 AFY of additional water demand. This development will be completed in 2029.

n. Charter Square Demo/Beach Park Elementary School:

This development, completed in 2021, involved the demolition of 58,479 square feet of retail space at 1058 Shell Blvd in 2019 and development of Beach Park Elementary School. Beach Park Elementary School currently serves grades K-5.

Demand for the elementary school is 4.5 AFY based on actual site water use data from August 2020-July 2021. Demand from the 58,479 square feet of retail space that was demolished was approximately 0.1 AFY based on the site's average annual water use from 2012-2017. Therefore, the net demand resulting from the development is calculated by subtracting the consumption from the demolished building from the total demand, resulting in approximately 4.3 AFY of additional water demand.

o. 1010 Metro Center Blvd. (OSH Redevelopment):

The proposed development involves re-occupancy of the vacant 58,300 square foot retail building at the site at 1010 Metro Center Boulevard in 2023 and potential redevelopment with mixed use and other residential housing by 2030. This analysis estimates 111 residential units will be developed, as indicated on the Sites Inventory in the January 31, 2023 Draft Housing Element. The Housing Element explains that the 111 units is "discounted" pursuant to HCD Guidelines to account for the potential that the owner will choose to develop the site with only commercial use rather than a mixed commercial/residential use. The site is 6.345 acres with frontage on both Metro Center Boulevard and Foster City Boulevard.

It was assumed that demand from re-occupancy of the 58,300 square foot retail space aligns with historical average annual use from 2014-2018 yielding a total demand of 1.3 AFY. The demand for the potential 111 residential units was calculated assuming 1.79 people per unit based on recent multifamily occupancy values for over 7 local developments and 48 GPCD for a total demand of 10.7 AFY. No net additional outdoor water use was assumed. Therefore, the total water demand for this development is approximately 12 AFY. The retail portion of this

development is expected to be completed by 2025 and yield a total net demand of 1.3 AFY; and the residential portion will be completed by 2030.

p. 1001 E. Hillsdale (Parkside Towers):

This development involves the conversion of 317,599 square feet of office space to R&D use. Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr was used to calculate the projected demand. A water use factor of 25 GPY/square foot was applied to the proposed 317,599 square feet of R&D space. This factor includes landscape irrigation and yields a demand of 25 AFY for the R&D space. Historical 2016-2017 water use data from Gilead Sciences at 309 Velocity Way was used to calculate demand from the existing 317,599 square feet of office space that will be demolished. A water use factor of 13 GPY/square foot was applied to the 317,599 square feet of office space to be demolished yielding a demand of 13 AFY. This factor includes landscape irrigation and is based on a large office space with a cooling tower. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 12 AFY of additional water demand. This development is estimated to be completed between 2025 and 2030.

q. 901/951 Mariner's Island Blvd Office (City of San Mateo):

This development involves conversion of two seven-story office buildings from an office use to R&D use.

Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr was used to calculate the projected demand. A water use factor of 25 GPY/square foot was applied to the proposed 248,897 square feet of R&D space. This factor includes landscape irrigation and yields a demand of 19 AFY for the proposed R&D space. The existing 245,972 square feet of office space that will be redeveloped at 901 and 951 Mariner's Island Blvd used 16 AFY based on actual site average annual water use from 2012-2022. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 3 AFY of additional water demand. This development is estimated to be completed by 2025.

r. 1400 Fashion Island Blvd (City of San Mateo):

This development involves conversion of a 175,459 square foot, 10-story office building from an office use to R&D use. No change in floor area or demolition is anticipated.

Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr was used to calculate the projected demand. A water use factor of 25 GPY/square foot was applied to the proposed 175,459 square feet of R&D space. This factor includes landscape irrigation and yields a demand of 13.5 AFY for the proposed R&D space. The existing 175,459 square feet of office space that will be redeveloped used 11.8 AFY based on actual site average annual water use from 2019. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 1.7 AFY of additional water demand. This development is estimated to be completed by 2025.

s. 999 Baker Way (City of San Mateo):

This development involves conversion of 36,062 square feet of office space to R&D use.

Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr and water use data from the existing office site was used to calculate the projected demand. A water use factor of 25 GPY/square foot was applied to the proposed 36,062 square feet of R&D space. This factor includes landscape irrigation and yields a demand of 2.8 AFY for the proposed R&D space. The existing 36,062 square feet of office space that will be redeveloped was assumed to use 2.3 AFY based on actual site average annual water use from 2019 that was proportioned to the area of renovation. Therefore, the net demand resulting from the proposed development is calculated by subtracting the existing consumption from the total demand, resulting in approximately 0.5 AFY of additional water demand. This development is estimated to be completed by 2025.

t. Other/Additional Non-Residential Growth:

This WSA calculates demand for 200 remaining net additional jobs (to be online between 2030 and 2040) that were estimated in consideration of ABAG's job projections and based on the anticipated conversion of office uses to R&D which may result in job losses. The estimated 200 other jobs accounted for in this WSA accounts for the scarcity of land area and potential redevelopment of space for job growth. This additional job growth between 2030 and 2040 is assumed to be 3% retail, 35% office and 62% R&D based on recent development trends.

Demand for this additional job growth is calculated assuming 405 square feet/employee based on an average of Foster City's projected development commercial ratios. Historical 2014-2017 consumption data from Gilead Sciences at 355 Lakeside Dr is used to calculate demand for R&D water use based on a factor of 25 GPY/square foot. Historical 2016-2017 consumption data from Gilead Sciences at 309 Velocity Way is used to calculate demand for office water use based on a factor of 13 GPY/square foot. A conservative factor of 8 GPD/100 square feet based on the 2016 CLWA Commercial Demand Factor Study which reported retail space use per square footage factors for CA water agencies is used to calculate the demand for retail water use. It is assumed that any outdoor use will be net zero or reduced because of projected conservation requirements. The additional job growth between 2030 and 2040 will require approximately 5.2 AFY of additional water demand.

u. Accessory Dwelling Units (ADU) for Eaves and Single-Family Homes:

The Eaves is located at the southeast corner of Foster City Boulevard and Marlin Avenue. The Eaves Apartments includes 288 units on 11 acres. State law and Chapter 17.78 of the Foster City Municipal Code allow multi-family ADUs up to 25% of the existing number of dwelling units. For The Eaves, this would allow a maximum of 72 ADUs. Preliminary plans were submitted for 22 multi-family ADUs at The Eaves Apartments. The ADUs would be created from existing tuck-under parking spaces, an existing second floor lounge, and include two of the ADUs in a freestanding structure(s). The ADUs would be studio apartments of about 500 square feet each.

The City has had a few ADUs and Junior ADUs (JADUs) permitted and constructed at single family houses (not multi-family ADUs) in recent years. The City has issued an average of 2.66

building permits per year for ADUs over the last three years (2020-2022), with the biggest growth in the last two years. The significant growth in ADUs indicates that the City can reasonably expect increased ADU production at the 2021 rate of three per year. At a rate of approximately 3 ADUs/year, with 4 in year 2023 as they are currently under construction, a total of 28 SF ADUs are estimated to be constructed in Foster City during the 2023-2031 RHNA planning period. The City has assumed, for the purposes of this WSA, that no ADUs will be constructed after the RHNA planning period ends in 2031. This number is conservative given additional changes in State law, the City's efforts to further facilitate ADU construction, actual ADU production over the last two years, and new programs to promote the production of ADUs.

A total of 56 ADUs are assumed to be constructed between 2020 and 2045 from development of the Eaves ADUs (22) in 2024 and single family ADUs (34) between 2020 and 2031. Demand for these ADUs will be 4.5 AFY. This was calculated assuming a 48 indoor GPCD and 1.5 people per household based on the approximate average of the 1-bedroom units in Lantern Cove and Schooner Bay. Demand from the existing landscape assumed to be removed for each single family ADU development will be 0.3 AFY. This was calculated assuming landscape is 10% of the demand for a single family ADU. Therefore, net demand for 56 ADUs will be approximately 4.2 AFY. The City has assumed, for the purposes of this WSA, that 50% of ADUs may be subject to the Water Neutrality Growth Ordinance thus resulting in a net new demand of 2.1 AFY.

v. 2023-2031 Residential Development to Achieve RHNA (Other Sites in the Sites Inventory):

This WSA analysis assumes 663 additional units on sites in the Sites Inventory that were not included in planned future developments will be needed to meet the City's RHNA requirement of 1,896 by 2031. EMID elected to also account for the estimated demand from 16-units considered on the 1601 Beach Park Blvd site within this "2023-2031 Residential Development to Achieve RHNA (Other Sites in the Sites Inventory)" development project demand. Demand for the 663 units (including the 16 units at the 1601 Beach Park Blvd site) was calculated using an indoor water use factor of 48 GPCD (consistent with EMID service area multifamily indoor water use) and 1.7 people per household (consistent with local multifamily occupancy rates). Any outdoor use was assumed to be net zero or reduced because new units will be replacing existing buildings or landscaping. It was also assumed that there would be no demolition of existing buildings to accommodate the RHNA units.

Therefore, net demand from the 663 units (including the 16 units at the 1601 Beach Park Blvd site) is approximately 61 AFY. Other/Additional Residential Development (Other Sites in the Sites Inventory)

The City's 2023-2031 Housing Element Sites Inventory identifies sites to meet construction objectives/RHNA targets. The City estimates 3,080 total housing units are needed, including a buffer for excess capacity so that the Sites Inventory can demonstrate sufficient capacity. Since the RHNA requirement is expected to be met by 2031 with the planned development of 1,896 units, the remaining anticipated 1,184 "buffer units" outlined in the Site Inventory were evaluated in this WSA as additional housing growth between 2032 and 2045. More specifically, this analysis assumed 30% of these units would come online between 2032 and 2035; 35% would come online between 2035 and 2040; and the remaining 35% units would be built and occupied between 2040 and 2045.

Demand for the 1,184 additional residential development units was calculated assuming a 48 indoor GPCD (consistent with EMID current average multifamily indoor use) and 1.7 people per unit (based on local average multifamily housing occupancy rates). Any outdoor use was assumed to be net zero or reduced because new units will be replacing existing buildings or landscaping. It was also assumed that there would be no demolition of existing buildings to accommodate the additional residential development. The additional residential development will require approximately 108 AFY of additional water demand.

E. SUPPLY VS. DEMAND COMPARISON

1. Comparison of Supply and Demand

Table D-7 shows the total projected annual net new demand generated from the development projects evaluated in this WSA. Net new demand (as opposed to new development demand) takes into account existing site water use including buildings that will be demolished or landscapes that will be converted. The annual net demand is then reduced due to implementation of the Water Neutrality Growth Ordinance and estimated total system water loss is apportioned to the resulting net demand volume from the new development.

Total system water loss is the sum of apparent and real losses. Apparent loss is associated with metering inaccuracies, billing and administrative errors, authorized unmetered uses (e.g., system flushing and firefighting), and unauthorized uses. Real loss is associated with physical water lost through line breaks, leaks and seeps, and overflows of storage tanks. This WSA applies an additional total system water loss demand of 7.75% based on the average year 2020 and 2021 EMID American Water Works Association (AWWA) validated water loss audits. The EMID 2021 AWWA validated water loss audit reported a total system water loss percentage of 7.2% and a total system water loss percentage of 8.3% in 2020. The 2022 BAWSCA Demand Study estimated an 8.3% total system water loss percentage.

TABLE D-7 PROJECTED ANNUAL NET NEW DEMANDS FROM DEVELOPMENT PROJECTS (AFY)

Development Project	2025	2030	2035	2040	2045
Biomed Phase 2	19	19	19	19	19
Gilead Integrated Corporate Campus	0	10	74	74	74
Pilgrim Triton Project Completion	16	16	16	16	16
15-Acres Project (Foster Square)	3.1	3.1	3.1	3.1	3.1
Chess/Hatch Drive Offices Project	0	15	15	15	15
New Hotel in Metro Center (VISA)	0	12	12	12	12
388 Vintage Park	5.7	5.7	5.7	5.7	5.7
Lantern Cove Apartments Redevelopment	0	41	41	41	41
Bridgepointe Redevelopment (City of San Mateo)	0	67	89	89	89
1065 E. Hillside (Century Plaza) R&D Conversions	1.7	1.7	1.7	1.7	1.7
1065 E. Hillside Retail Pavilion (Century Plaza UP-21-0015)	2.6	2.6	2.6	2.6	2.6
Schooner Bay I Redevelopment	0	33	33	33	33
Schooner Bay II Redevelopment	0	28	28	28	28

Development Project	2025	2030	2035	2040	2045
Charter Square Demo/Beach Park Elementary School	4.3	4.3	4.3	4.3	4.3
1010 Metro Center Blvd (OSH Redevelopment)	1.3	12	12	12	12
1001 E. Hillsdale (Parkside Towers)	0	12	12	12	12
901/951 Mariner's Island Blvd Office to Life Science Building Conversion (City of San Mateo)	3.1	3.1	3.1	3.1	3.1
1400 Fashion Island Blvd (City of San Mateo)	1.7	1.7	1.7	1.7	1.7
999 Baker Way (City of San Mateo)	0.5	0.5	0.5	0.5	0.5
Other/Additional Non-Residential Growth	0	0	2.6	5.2	5.2
Accessory Dwelling Units (ADU) for Eaves and Single-Family Homes ¹	2.9	4.0	4.2	4.2	4.2
2023-2031 Residential Development to Achieve RHNA (Other Sites in the Sites Inventory)	0	61	61	61	61
Other/Additional Residential Development (Other Sites in the Sites Inventory)	0	0	32	70	108
Subtotal Developments	62	352	474	515	553
Net Demand Reduction Due to Water Neutrality Growth Ordinance ²	11	292	350	390	428
Subtotal Developments With Net Demand Reduction Due to Water Neutrality Growth Ordinance	51	60	125	125	125
Estimated Total System Water Loss ³	4	5	10	10	10
Grand Total Net New Development Demand⁴	55	65	134	134	134

¹ A total of 56 ADUs are assumed to be constructed from development of the Eaves ADUs (22) in 2024 and single family ADUs (34) between 2020 and 2031. The City has assumed, for the purposes of this WSA, that no ADUs will be constructed after the RHNA planning period ends in 2031. The City has assumed, for the purposes of this WSA, that 50% of ADUs may be subject to the Water Neutrality Growth Ordinance thus resulting in a net new demand of 2.1 AFY.

² This row represents the estimated net demand for the development projects that may be subject to the Water Neutrality Growth Ordinance, thus rendering their estimated demand neutral for this WSA.

³ With all future development demand in the service area captured in this table, estimated total system water losses were apportioned to the subtotal development with net demand reduction due to Water Neutrality Growth Ordinance at 7.75% based on the average year 2020 and 2021 EMID AWWA validated water loss audits.

⁴ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

Table D-8 shows the total system demand projected for EMID during non-drought (normal) conditions compared to EMID's SFPUC supply assurance. The total system demand is calculated by adding the grand total net development demand from Table D-7 to the system demand projections from Table D-6. Net new demand from development projects takes into consideration the implementation of the Water Neutrality Growth Ordinance and includes an apportioned total system water loss, as noted in Table D-7.

TABLE D-8 PROJECTED TOTAL SYSTEM DEMAND WITH DEVELOPMENT PROJECTS

Total System Demand, No Drought¹	2020	2025	2030	2035	2040	2045
Demand Projection for EMID, with Passive and Active Conservation, AFY	4,896	4,648	4,371	4,223	4,100	4,113
Net New Demand from Development Projects, AFY ²	-	55	65	134	134	134
Total System Demand, AFY	4,896	4,703	4,436	4,357	4,234	4,247
SFPUC Supply Assurance, AFY	6,610	6,610	6,610	6,610	6,610	6,610
Estimated Remaining SFPUC Supply, AFY	1,715	1,907	2,175	2,253	2,376	2,363
Est. Remaining Supply Reliability %	26%	29%	33%	34%	36%	36%

¹ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

² Net new demand from development projects reflects the estimated demand reduction due to implementation of the Water Neutrality Growth Ordinance (based on March 2023 project status information) and the inclusion of system water loss, as shown in Table D-7.

Table D-9 shows a comparison of the supply allocations from Table D-4 and projected total system demands from Table D-8 through the 20-year planning horizon as required by Water Code Section 10910. As discussed in Table D-4, during a period of five consecutive dry years starting in 2025, the SFPUC's plan calls for a 48 percent supply reduction of the normal year supply in the first year, followed by a 41 percent reduction of the normal year supply for each of the next four years. This level of reduction varies in subsequent future years. To meet the reductions, EMID will have to cut back its consumption in kind by implementing its WSCP based on the severity of the drought. In 2020, EMID refined its WSCP to achieve water savings of up to 20 percent in a Level 2 Drought, rather than the previous 15 percent goal that was targeted.

As shown in Table D-9, there will continue to be sufficient supplies to meet all projected demand, including the additional demand generated from the proposed developments, in non-drought (normal) conditions until year 2045. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would reduce shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions.

TABLE D-9 ANNUAL SUPPLY ALLOCATION VS. MULTIPLE DRY YEARS DEMAND (AFY) WITH DEMAND REDUCTION IN DRY YEARS CONSISTENT WITH EMID’S 2020 REVISED WATER SHORTAGE CONTINGENCY PLAN¹

Year	Topic	Normal Year	Single Dry Year & Multiple Dry Year 1	Year 2	Year 3	Year 4	Year 5
			Demand Reduction %				
			10%²	20%³	30%⁴	40%⁵	50%⁶
2020⁷	Actual 2020 Demand	4,896	4,896	4,896	4,896	4,896	4,896
2025	Maximum Allocation	6,610	3,170	2,716	2,716	2,716	2,716
	Demand (NOT Including Proposed Developments)	4,648	4,183	3,718	3,254	2,789	2,324
	Demand (Including Proposed Developments’ NET Demand)⁸	4,703	4,233	3,762	3,292	2,822	2,351
	Excess/Shortfall (NOT Including Proposed Developments)	1,962	-1,013	-1,003	-538	-73	392
	Excess/Shortfall (Including Proposed Developments’ NET Demand)⁸	1,907	-1,062	-1,046	-576	-106	365
2030	Maximum Allocation	6,610	3,219	2,762	2,762	2,762	2,762
	Demand (NOT Including Proposed Developments)	4,371	3,934	3,497	3,059	2,622	2,185
	Demand (Including Proposed Developments’ NET Demand)⁸	4,436	3,992	3,549	3,105	2,661	2,218
	Excess/Shortfall (NOT Including Proposed Developments)	2,240	-714	-735	-297	140	577
	Excess/Shortfall (Including Proposed Developments’ NET Demand)⁸	2,175	-773	-787	-343	101	544
2035	Maximum Allocation	6,610	3,275	2,808	2,808	2,808	2,572
	Demand (NOT Including Proposed Developments)	4,223	3,800	3,378	2,956	2,534	2,111
	Demand (Including Proposed Developments’ NET Demand)⁸	4,357	3,921	3,486	3,050	2,614	2,178
	Excess/Shortfall (NOT Including Proposed Developments)	2,388	-526	-570	-148	274	460
	Excess/Shortfall (Including Proposed Developments’ NET Demand)⁸	2,253	-647	-677	-242	194	393

Year	Topic	Normal Year	Single Dry Year & Multiple Dry Year 1	Year 2	Year 3	Year 4	Year 5
			Demand Reduction %				
			10% ²	20% ³	30% ⁴	40% ⁵	50% ⁶
2040	Maximum Allocation	6,610	3,354	2,879	2,879	2,538	2,538
	Demand (NOT Including Proposed Developments)	4,100	3,690	3,280	2,870	2,460	2,050
	Demand (Including Proposed Developments' NET Demand) ⁸	4,234	3,811	3,387	2,964	2,540	2,117
	Excess/Shortfall (NOT Including Proposed Developments)	2,511	-336	-401	9	78	488
	Excess/Shortfall (Including Proposed Developments' NET Demand) ⁸	2,376	-456	-509	-85	-3	421
2045	Maximum Allocation	6,610	3,020	3,020	3,020	2,566	2,566
	Demand (NOT Including Proposed Developments)	4,113	3,702	3,290	2,879	2,468	2,057
	Demand (Including Proposed Developments' NET Demand) ⁸	4,247	3,823	3,398	2,973	2,548	2,124
	Excess/Shortfall (NOT Including Proposed Developments)	2,497	-682	-271	141	98	509
	Excess/Shortfall (Including Proposed Developments' NET Demand) ⁸	2,363	-803	-378	47	17	442

¹ In some cases, values are rounded to the nearest single digit and totals may not align due to rounding.

² Assumes WSCP Supply Shortage Level 1

³ Assumes WSCP Supply Shortage Level 2

⁴ Assumes WSCP Supply Shortage Level 3

⁵ Assumes WSCP Supply Shortage Level 4

⁶ Assumes WSCP Supply Shortage Level 5

⁷ 2020 data is based on actual numbers.

⁸ Proposed developments' net demand reflects the estimated demand reduction due to implementation of the Water Neutrality Growth Ordinance (based on March 2023 project status information) and the inclusion of system water loss, as shown in Table D-7. This will determine the limits of the available water supply and required demand offsets for any future applicable development projects.

2. Supply and Demand Conclusion

In conclusion, the existing and planned future uses evaluated in this WSA will generate a net new water demand by year 2045 of 134 AFY post year 2020 baseline EMID 2020 UWMP demand with the enforcement of the Water Neutrality Growth Ordinance. The water demand associated with the 2023-2031 Housing Element and the existing and future uses evaluated in this WSA will be accommodated by EMID's existing supplies during non-drought years within a 20-year projection.

As documented in Table 7-5 in the EMID 2020 UWMP, during single and multiple dry years, EMID's total annual water demand is expected to exceed EMID's available water supplies from 2025 to 2045. The estimated demand from the 2023-2031 Housing Element in addition to the existing and planned future uses evaluated in this WSA, will exacerbate the projected supply shortfall documented in EMID's 2020 UWMP during single and multiple dry years. There will not be sufficient supplies under dry year conditions even with EMID's implementation of the mandatory demand reduction as outlined in the EMID WSCP and with implementation of the Water Neutrality Growth Ordinance. The WSCP and Water Neutrality Growth Ordinance would reduce shortfalls from inadequate water supplies within the EMID service area if the SFPUC reduces water deliveries to EMID (as would occur during a prolonged drought) but would not eliminate all estimated shortfalls in dry year conditions. Therefore, this WSA concludes that there is not "sufficient water supply" (per Government Code 664737.7 (a)(2)) available to meet the demands of the 2023-2031 Housing Element, in addition to the existing and planned future uses evaluated in this WSA, during single-dry and multiple dry water years within a 20-year projection.

F. APPROACHES TO ADDRESSING PROJECTED SUPPLY SHORTFALLS

This WSA has concluded that EMID's water supplies are, or will be, insufficient during single-dry and multiple dry water years. Per Water Code Section 10911, EMID shall consider this projected insufficiency and shall provide the City with its plans to acquire and develop additional water supplies. Prior to issuance of future development project entitlements, utility analyses shall be performed by the project developer to determine whether existing transmission/distribution infrastructure has adequate capacity to deliver the needed water to the development project sites.

As described in Section D.2, EMID will imminently be adopting a Water Neutrality Growth Ordinance. EMID has also updated its WSCP, as described in Section C.6, and will continue to invest in and implement ongoing and long-term demand management measures. As documented in the EMID 2020 UWMP, EMID has no approved plans for acquiring additional water supplies as a retailer. Although EMID does not currently use recycled water, it is coordinating with the City of San Mateo, SFPUC, and BAWSCA to assess potential options for producing and using recycled water in the future to assist with offsetting future new potable demands. A description of SFPUC, BAWSCA, and EMID's approaches to addressing projected dry year supply shortfalls is described in the following sections.

1. Demand Management Measures

EMID implements a variety of water demand management measures (DMMs). As documented in the EMID 2020 UWMP, EMID is a participant in BAWSCA's Regional Water Conservation Program

and is currently participating in BAWSCA provided subscription-based conservation programs. EMID also makes water conservation tips available online and in brochures to educate customers. Every year during the National Public Works Week, local schools and teachers are invited to participate in water facility tours and activities to promote water conservation. Table D-10 presents the water DMMs EMID is currently implementing or planning to implement according to the EMID 2020 UWMP and the City’s Water Conservation Rebate Programs webpage.

TABLE D-10 WATER DEMAND MANAGEMENT MEASURES^{1,2}

Measure Name	Target Sector	Description
Water Conserving Landscape & Codes	SF, MF, CII	Develop and enforce Water Efficient Landscape Design Standards. Standards specify that development projects subject to design review be landscaped according to climate appropriate principals, with appropriate turf ratios for residential developments (no turf at commercial, industrial, and institutional developments), plant selection, efficient irrigation systems, no irrigation of non-functional turf, and smart irrigation controllers.
Water Waste Prevention Ordinances	SF, MF, CII, IRR	Chapter 8.12 of the EMID code states that “No customer shall knowingly permit leaks or waste of water. Where water is wastefully or negligently used on a customer’s premises, seriously affecting the general service, the district may discontinue the service if such conditions are not corrected within the time specified in the written notice. (Ord. 126 § 1 (part), 2009).”
Metering	SF, MF, CII, IRR	All water service connections are metered, with the exception of fire services. Many non-residential and multi-family customers have sub-meters to monitor water use for landscape irrigation separately from indoor uses. All EMID meters were upgraded to an Advanced Metering Infrastructure (AMI) system over the period of 2008 through 2015.
Conservation Pricing	SF, MF, CII, IRR	The water consumption charge is tiered such that customers are billed at a lower rate for lower water use and a higher rate for high water use. Effective July 2015, the rate structure for the water consumption charge includes two tiers of bimonthly water use.
School Education Program: Earth Capades	SF, MF	School assemblies that teach water science and conservation to students, including local water source and watershed education and specific information pertaining to the EMID service area. The EMID participates through the BAWSCA Regional Water Conservation Program.
Water-Wise School Education Kits and Curriculum	SF, MF	Fifth grade teachers are provided with a water conservation curriculum. Kits are distributed to 5th grade students that enable them to install water saving devices and perform a water audit in their home. EMID participates through the BAWSCA Regional Water Conservation Program.
Online Water Management Tool	SF, MF, CII, IRR	EMID offers an online water management and billing tool to its customers. By visiting the online portal, EMID

Measure Name	Target Sector	Description
		customers can pay their bills electronically, view water use reports, and detect water leaks.
Information Booths at Public Events	SF, MF, CII, IRR	At public events, EMID distributes information and materials to participants regarding its water conservation programs.
Other Outreach	SF, MF, CII, IRR	EMID maintains pages on the City of Foster City's website (http://www.fostercity.org) that are dedicated to its water conservation programs. The website provides information regarding EMID's rebate programs, water regulations, conservation tips and links to interactive tools such as Water-Wise Gardening in the Bay Area. EMID encourages water conservation and markets its rebate programs through various methods including newsletters, bill inserts, and ads at the EMID facilities.
Programs to Assess and Manage Distribution System Real Losses	Non-Revenue	EMID has an active program to manage loss, which includes staff trained to perform regular visual inspections and respond to public complaints. Repairs are performed immediately when leaks are detected (EKI, 2016).
Conservation Program Coordination and Staff	SF, MF, CII, IRR	EMID employs staff and funds the water conservation program.
Landscape Analysis Program	MF, CII	Free landscape analyses (value of \$1,400) are offered to commercial and multifamily residential accounts and provide customers with reports on how to improve landscape water efficiency. EMID participates through the BAWSCA Regional Water Conservation Program.
Large Landscape Water Budgets	IRR	EMID distributes water budgets to all dedicated irrigation accounts. Water rates charged to these irrigation accounts are increased if an account exceeds its annual water budget.
Lawn Be Gone! Turf Replacement Rebates	SF, MF, CII	Customers are offered \$4 per square foot of turf removed and replaced with water efficient landscaping, up to a \$5,000 rebate. The new landscape must include at least 80 percent live plant coverage, permeable hardscape, and all plants must be low water use plants from the BAWSCA-approved plant list. EMID participates through the BAWSCA Regional Water Conservation Program.
Synthetic Turf Replacement Rebates	SF, MF, CII	EMID administers a turf rebate replacement program that financially incentivizes replacement of turf with synthetic turf. Since May 2011, EMID has offered its customers \$4 per square foot of turf removed up to a maximum \$5,000 rebate for residential customers and up to \$10,000 for large landscape customers. To qualify for participation in this program, customers must arrange for a preinstallation on-site visit by EMID staff.
Smart Irrigation	SF, MF, IRR	EMID administers a smart irrigation controller rebate program for its residential and irrigation customers. To qualify, the smart irrigation controller must have gone

Measure Name	Target Sector	Description
Controller Rebates		through the Irrigation Association’s Smart Water Application Technology testing protocol or display the WaterSense label.
Pressure Regulating Sprinkler Heads & Rotating Nozzle Rebates	SF, MF, IRR	EMID administers a water saving sprinkler & nozzle replacement program. The maximum for residential customers is up to \$4 a set with a limit of 15 sets. Large landscape properties may be eligible for \$4 per set with no limit on quantity. To qualify for participation in this program, customers must arrange for a pre-installation onsite visit by EMID staff. From 2016 through 2020 EMID granted 9 rebates for this program.

¹Foster City. Public Works Water Conservation Rebate Programs webpage, accessed December 2022:

<https://www.fostercity.org/publicworks/page/water-conservation-rebate-programs>

²Erler & Kalinowski, Inc. *2020 Urban Water Management Plan for Estero Municipal Improvement District*, 9.2 Agency Water Conservation, July 2021.

2. SFPUC

The EMID 2020 UWMP Section 7.1.3.5 - Strategies and Actions to Address Dry Year Supply Shortfalls states the following:

Water System Improvement Program

The WSIP authorized the SFPUC to undertake a number of water supply projects to meet dry-year demands with no greater than 20% system-wide rationing in any one year. Implementation of these projects is also expected to mitigate impacts of the implementation of the Bay-Delta Plan Amendment. Those projects include the following:

- **Calaveras Dam Replacement Project.** Calaveras Dam is located near a seismically active fault zone and was determined to be seismically vulnerable. To address this vulnerability, the SFPUC constructed a new dam of equal height downstream of the existing dam. Construction on the project occurred between 2011 and July 2019. The SFPUC began impounding water behind the new dam in accordance with California Division of Safety of Dams (DSOD) guidance in the winter of 2018/2019.
- **Alameda Creek Recapture Project.** As a part of the regulatory requirements for future operations of Calaveras Reservoir, the SFPUC must implement bypass and instream flow schedules for Alameda Creek. The Alameda Creek Recapture Project will recapture a portion of the water system yield lost due to the instream flow releases at Calaveras Reservoir or bypassed around the Alameda Creek Diversion Dam and return this yield to the RWS through facilities in the Sunol Valley. Water that naturally infiltrates from Alameda Creek will be recaptured into an existing quarry pond known as SMP (Surface Mining Permit)- 24 Pond F2. The project will be designed to allow the recaptured water to be pumped to the Sunol Valley Water Treatment Plant or to San Antonio Reservoir. Construction of this project will occur from spring 2021 to fall 2022.

- Lower Crystal Springs Dam Improvements. The Lower Crystal Springs Dam (LCSD) Improvements were substantially completed in November 2011. The joint San Mateo County/SFPUC Bridge Replacement Project to replace the bridge across the dam was completed in January 2019. A WSIP follow up project to modify the LCSD Stilling Basin for fish habitat and upgrade the fish water release and other valves started in April 2019. While the main improvements to the dam have been completed, environmental permitting issues for reservoir operation remain significant. While the reservoir elevation was lowered due to DSOD restrictions, the habitat for the Fountain Thistle, an endangered plant, followed the lowered reservoir elevation. Raising the reservoir elevation now requires that new plant populations be restored incrementally before the reservoir elevation is raised. The result is that it may be several years before pre-project water storage volumes can be restored.
- Regional Groundwater Storage and Recovery Project. The Groundwater Storage and Recovery Project (GSRP) is a strategic partnership between SFPUC and three San Mateo County agencies – Cal Water, the City of Daly City, and the City of San Bruno – to conjunctively operate the south Westside Groundwater Basin. The project sustainably manages groundwater and surface water resources in a way that provides supplies during times of drought. During years of normal or heavy rainfall, the project would provide additional surface water to the partner agencies in San Mateo County in lieu of groundwater pumping. Over time, reduced pumping creates water storage through natural recharge of up to 20 billion gallons of new water supply available during dry years. The project’s Final Environmental Impact Report was certified in August 2014, and the project also received Commission approval that month. Phase 1 of this project consists of construction of thirteen well sites and is over 99 percent complete. Phase 2 of this project consists of completing construction of the well station at the South San Francisco Main site and some carryover work that has not been completed from Phase 1. Phase 2 design work began in December 2019.
- 2 MGD Dry-year Water Transfer. In 2012, the dry-year transfer was proposed between the Modesto Irrigation District and the SFPUC. Negotiations were terminated because an agreement could not be reached. Subsequently, the SFPUC had discussions with the Oakdale Irrigation District for a one-year transfer agreement with the SFPUC for 2 MGD (2,240 acre-feet). No progress towards agreement on a transfer was made in 2019, but the irrigation districts recognize SFPUC’s continued interest and SFPUC will continue to pursue transfers.

In order to achieve its target of meeting at least 80 percent of its customer demand during droughts with a system demand of 265 MGD, and to mitigate the impacts of the Bay-Delta Plan, the SFPUC must successfully implement the dry-year water supply projects included in the WSIP. Furthermore, the permitting obligations for the Calaveras Dam Replacement Project and the Lower Crystal Springs Dam Improvements include a combined commitment of 12.8 MGD for instream flows on average. When this is reduced for an assumed Alameda Creek Recapture Project recovery of 9.3 MGD, the net loss of water supply is 3.5 MGD.

Alternative Water Supply Program (AWSP)

The SFPUC is increasing and accelerating its efforts to acquire additional water supplies and explore other projects that would increase overall water supply resilience through the AWSP. The drivers for the program include: (1) the adoption of the Bay-Delta Plan Amendment and the resulting potential limitations to RWS supply during dry years, (2) the net supply shortfall following the implementation of WSIP, (3) San Francisco's perpetual obligation to supply 184 MGD to the Wholesale Customers, (4) adopted LOS Goals to limit rationing to no more than 20 percent system-wide during droughts, and (5) the potential need to identify water supplies that would be required to offer permanent status to interruptible customers. Developing additional supplies through this program would reduce water supply shortfalls and reduce rationing associated with such shortfalls. The planning priorities guiding the framework of the AWSP are as follows:

1. Offset instream flow needs and meet regulatory requirements
2. Meet existing obligations to existing permanent customers
3. Make interruptible customers permanent
4. Meet increased demands of existing and interruptible customers

In conjunction with these planning priorities, the SFPUC considers how the program fits within the LOS Goals and Objectives related to water supply and sustainability when considering new water supply opportunities. The key LOS Goals and Objectives relevant to this effort can be summarized as:

- Meet dry-year delivery needs while limiting rationing to a maximum of 20 percent system-wide reduction in water service during extended droughts;
- Diversify water supply options during non-drought and drought periods;
- Improve use of new water sources and drought management, including groundwater, recycled water, conservation, and transfers;
- Meet, at a minimum, all current and anticipated legal requirements for protection of fish and wildlife habitat;
- Maintain operational flexibility (although this LOS Goal was not intended explicitly for the addition of new supplies, it is applicable here).

Together, the planning priorities and LOS Goals and Objectives provide a lens through which the SFPUC considers water supply options and opportunities to meet all foreseeable water supply needs.

In addition to the Daly City Recycled Water Expansion project, which was a potential project identified in the SFPUC's 2015 UWMP and had committed funding at that time,

the SFPUC has taken action to fund the study of potential additional water supply projects. Capital projects under consideration to develop additional water supplies include surface water storage expansion, recycled water expansion, water transfers.

3. BAWSCA

The EMID 2020 UWMP Section 7.1.3.5 - Strategies and Actions to Address Dry Year Supply Shortfalls states the following:

BAWSCA's Long-Term Reliable Water Supply Strategy (Strategy), completed in February 2015, quantified the water supply reliability needs of the BAWSCA member agencies through 2040, identified the water supply management projects and/or programs (projects) that could be developed to meet those needs, and prepared an implementation plan for the Strategy's recommendations.

When the 2015 Demand Study concluded it was determined that while there is no longer a regional normal year supply shortfall, there was a regional drought year supply shortfall of up to 43 MGD. In addition, key findings from the Strategy's project evaluation analysis included:

- Water transfers represent a high priority element of the Strategy.
- Desalination potentially provides substantial yield, but its high effective costs and intensive permitting requirements make it a less attractive drought year supply alternative.
- Other potential regional projects provide tangible, though limited, benefit in reducing dry-year shortfalls given the small average yields in drought years.

Since 2015, BAWSCA has completed a comprehensive update of demand projections and engaged in significant efforts to improve regional reliability and reduce the dry year water supply shortfall.

- Water Transfers. BAWSCA successfully facilitated two transfers of portions of Individual Supply Guarantee (ISG) between BAWSCA agencies in 2017 and 2018. Such transfers benefit all BAWSCA agencies by maximizing use of existing supplies. BAWSCA is currently working on an amendment to the Water Supply Agreement between the SFPUC and BAWSCA agencies to establish a mechanism by which member agencies that have an ISG may participate in expedited transfers of a portion of ISG and a portion of a Minimum Annual Purchase Requirement. In 2019, BAWSCA participated in a pilot water transfer that, while ultimately unsuccessful, surfaced important lessons learned and produced interagency agreements that will serve as a foundation for future transfers. BAWSCA is currently engaged in the Bay Area Regional Reliability Partnership (BARR), a partnership among eight Bay Area water utilities (including the SFPUC, Alameda County Water District, BAWSCA, Contra Costa Water District, Santa Clara Valley Water District) to identify opportunities to move water across the region as efficiently as possible, particularly during times of drought and emergencies.

- Regional Projects. Since 2015, BAWSCA has coordinated with local and State agencies on regional projects with potential dry-year water supply benefits for BAWSCA's agencies. These efforts include storage projects, indirect/direct water reuse projects, and studies to evaluate the capacity and potential for various conveyance systems to bring new supplies to the region.

BAWSCA continues to implement the Strategy recommendations in coordination with BAWSCA member agencies. Strategy implementation will be adaptively managed to account for changing conditions and to ensure that the goals of the Strategy are met in an efficient and cost-effective manner. On an annual basis, BAWSCA will reevaluate Strategy recommendations and results in conjunction with development of the BAWSCA's Work Plan. In this way, actions can be modified to accommodate changing conditions and new developments.

4. EMID

EMID has been and will continue to implement demand management measures to address supply shortfalls by reducing potable demand and will evaluate opportunities to use recycled water. In addition, EMID is collaborating with regional partners to advocate for the development of additional supplies. To reduce the future demand for water from new growth or expanded redevelopment projects, the City and EMID will be developing a water neutral growth policy. If needed, EMID also has the option to purchase water from another agency within or outside of the SFPUC RWS. As documented in this WSA in Section C.6, EMID has recently updated its Water Shortage Contingency Plan which will further reduce demand during dry years.

a. Recycled Water

As documented in the EMID 2020 UWMP, there is currently no recycled water use in the EMID service area. EMID is in the initial phases of recycled water planning and has not developed recycled water use projections for the EMID service area. However, as of January 2023, the San Mateo Wastewater Treatment Plan expansion project has completed phases 1 & 2 and has entered phase 3 of construction.¹⁷ The EMID 2020 UWMP Section 6.2.5 - Current and Projected Uses of Recycled Water states the following:

In 2013, Foster City conducted a market assessment and conceptual project development for potential recycled water use in the EMID service area (RMC, 2013). The objectives of this study were to: (1) estimate the quantity and types of potential recycled water customers within Foster City, (2) develop a conceptual recycled water distribution system to connect as many potential users as possible in a cost-effective manner, and (3) estimate the capital and operations and maintenance (O&M) costs of the conceptual project (RMC, 2013). The study identified a potential demand for 741 MG per year (2.03 MGD) of recycled water within the EMID service area; potential recycled water uses identified included landscape irrigation at parks, a golf course, roadway medians, Homeowner Association (HOA) landscaped areas, business parks, and filling of ponds (RMC, 2013). The study estimated that the potential capital costs associated with the construction of recycled water treatment, distribution, and storage costs could be

¹⁷ San Mateo Clean Water Program. Wastewater Treatment Plant Nutrient Removal and Wet Weather Flow Management Upgrade and Expansion Project. <https://cleanwaterprogramsanmateo.org/wwtp/>

approximately \$11,935,000 and that the ongoing operations and maintenance costs associated with the treatment and distribution systems would be approximately \$129,000 per year (RMC, 2013).

In 2014, EMID and City of San Mateo jointly submitted a Water Recycling Facilities Planning Grant Application to the State Water Resources Control Board (SWRCB) Division of Financial Assistance, Office of Water Recycling (RMC, 2014). The Recycled Water Feasibility Study Plan of Study associated with the grant application proposed to develop a facilities plan for a potential recycled water treatment and distribution system to serve recycled water users within both Foster City and San Mateo (RMC, 2014). The grant was awarded, and the first phase of the facilities plan, specifically a revised Market Assessment, was completed in 2015 (HydroScience, 2015). This updated market assessment identified sixteen major potential recycled water customers within Foster City, with a total potential recycled water demand of 138 MG per year (0.38 MGD) (HydroScience, 2015).

Using a grant from the SWRCB, EMID and City of San Mateo completed a Recycled Water Facilities Plan (RWFP) in 2017 that identified opportunities to provide recycled water to both services areas (HydroScience, 2017). The RWFP included updated near-term recycled water demand forecasts for both cities and presents possible alternatives for implementation of recycled water as well as a cost and time breakdown of activities. The RWFP developed a preferred alternative for a recycled water distribution system with up to a total of 30 miles of 6-inch to 24-inch pipeline and identified up to 281 MG per year of potential recycled water irrigation uses in the EMID service area that could be served by the distribution system. The implementation of the RWFP was broken up into five phases with an estimated 18-year implementation timeline. The estimated cost for the distribution system and on-site retrofit capital improvements was approximately \$66.5 million of which approximately \$24 million would be EMID's share.

In addition to evaluating non-potable recycled water uses, the RWFP also reviewed opportunities to use recycled water produced at the WWTP for regional potable reuse opportunities. The RWFP identified a preferred regional potable reuse alternative of installing a pipeline from the WWTP to the SFPUC's Lower Crystal Spring Reservoir discussed further in Section 7.1.3.5 for purposes of supplying recycled water for surface water augmentation.

Based on the findings of this study and the estimated costs associated with constructing a new recycled water distribution system presented in the RWFP, EMID staff consider the regional potable reuse opportunities a more viable alternative at this time. EMID and other agencies including the City of San Mateo, SFPUC and BAWSCA, among others, have been participating in the development of the Potable Reuse Exploratory Plan (PREP) since 2016. PREP Phase 3 is currently underway to develop a feasibility study for augmenting potable water demand for the San Francisco Bay region via Indirect Potable Reuse and Direct Potable Reuse. Given the uncertainty in future uses of recycled water in the service area, recycled water was not quantified or included in EMID's 2020 UWMP.

b. Water Exchanges and Transfers

The EMID 2020 UWMP Section 6.7.1 - Exchanges and Transfers states the following:

There are potential transfer and exchange opportunities within and outside of the SFPUC RWS. EMID does not presently anticipate the need for water right transfers during normal year conditions. However, should that condition change in the future, it is possible that EMID could purchase water from another agency or entity either within or outside of the SFPUC RWS.

Within the SFPUC RWS, it is possible to transfer water entitlements or banked water among agencies. The Water Shortage Allocation Plan (WSAP) adopted by all BAWSCA agencies and the SFPUC provides the basis for voluntary transfers of water among BAWSCA agencies during periods when mandatory rationing is in effect on the SFPUC RWS (see Section 7.1.1.1). Some BAWSCA agencies have the capacity to rely on groundwater or other sources during dry years and thus may be willing to transfer at an agreed upon cost a portion of their wholesale water entitlement to other BAWSCA agencies in need of supply above their allocations.

Securing water from willing sellers outside the SFPUC RWS is a more complex process than transfers within the RWS, which requires both a contract with the seller agency and approval by the SFPUC. BAWSCA has the authority to plan for and acquire supplemental water supplies and continues to evaluate the feasibility of water transfers as part of its implementation of the Strategy (see Section 7.1.3.5 of the 2020 EMID UWMP).