

12. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less-Than- Significant With Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Existing Conditions

Population. San Mateo County's population was estimated to be approximately 707,200 in 2000. Based on California Department of Finance population estimates for the period from January 2000 to January 2001, the population increased by approximately 57,538 residents, an approximate 8 percent increase. Based on the percentage increase in population from 1990 to 2000, the population of San Mateo County is projected to increase to 775,900 by 2015.

Housing. Table B.12-1 reflects the housing availability and vacancy rates for San Mateo County. As of January 2000, San Mateo County had approximately 263,465 total housing units, with an estimated vacancy rate of 3.9 percent. Over half (57 percent) of the total housing units in San Mateo County are single-family detached homes. The cities of Brisbane and Burlingame have the largest percentage of high-density housing within the project area, at 28 and 42 percent respectively, of all housing categorized as multiple-family structures with five or more units.

Significance Criteria

The significance criteria for this project is based on Appendix G of the CEQA Guidelines. The project is considered to have a significant impact on population and housing if it would:

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

Table B.12-1
2000 Project Area Total Housing Units and Vacancy Rates

City/County	Total Housing Units	Percent Vacant
City of San Mateo	38,154	2.4
Burlingame	13,172	4.5
Millbrae	7,969	2.7
San Bruno	15,203	3.5
South San Francisco	20,661	2.9
Brisbane	1,785	6
Daly City	31,963	3.8
San Mateo County	263,465	3.9

Sources: California Department of Finance; U.S. Census Bureau, 2002.

Explanation of Population and Housing Checklist

a. Induce Substantial Population Growth **No Impact**

The proposed project is intended to increase the reliability of electrical service to existing customers. The project is designed to accommodate projected and planned growth in San Francisco and northern San Mateo County. The project would not extend or create new infrastructure, and does not include development of new homes or businesses. Therefore, it would not induce population growth in San Mateo County.

b. Displace Substantial Numbers of Existing Housing **No Impact**

No residential properties would be displaced by the construction or operation of the proposed project because the project would be constructed in an existing PG&E right-of-way and within existing substation properties.

c. Displace Substantial Numbers of People **No Impact**

No people would be displaced by construction or operation of the proposed project. As described under 12 b. above, the proposed project would be mostly within the existing PG&E right-of-way and substation properties. Therefore, no people would be displaced and there would not be a need for replacement housing as a result of the proposed project.