

SECTION 1: Community Profile

The Community Profile contains background information about the City of Foster City and is a comprehensive look at population, housing, land use, economic and transportation trends and information since incorporation. The Purpose of the Community Profile is to provide statistical information gathered from a variety of sources in a single publication. Intended users are any person, business or agency in need of socioeconomic data regarding Foster City.

The source information for the graphs and charts in the Community Profile is available at the Community Development Department, City Hall, 610 Foster City Boulevard, Foster City, CA 94404. In order to make the source information easier to use, a Technical Appendix to the Community Profile is available which contains the source information and some additional demographic information in spreadsheet format.

Additional specific information is also available from the various City Departments, as listed in Table 1-1 and on the City's web site at www.fostercity.org.

**TABLE 1-1:
TELEPHONE NUMBERS FOR
CITY DEPARTMENTS**

City Clerk

650-286-3251

City Manager

650-286-3220

Community Development

650-286-3225

Corporation Yard*

650-286-8140

Financial Services

650-286-3260

Fire

650-286-3350

Human Resources

650-286-3205

Parks and Recreation

650-286-3380

Police

650-286-3300

Public Works/Engineering

650-286-3270

* Corporation Yard houses employees and services from both Public Works and Parks and Recreation Departments



Location

Foster City is located midway between San Francisco and San Jose on the western shoreline of the San Francisco Bay, east of U.S. 101, which provides convenient access to San Francisco and the San Francisco Airport to the north, and Santa Clara County and San Jose Airport to the south. The City is bisected by State Route 92 (the J. Arthur Younger Freeway), which runs between Half Moon Bay to the west and to Hayward and Highway 880 to the east via the San Mateo-Hayward Bridge. State Route 92 provides convenient access to the East Bay.

The City encompasses 12,345 acres, of which 9,726 acres are part of San Francisco Bay and Belmont Slough, and 2,619 acres are reclaimed marshland. This equates to approximately 4 square miles of land area.

Figure 1-1 shows the regional location of Foster City. Table 1-2 indicates the travel time from Foster City to various points of interest.



FIGURE 1-1: Regional Location Map

TABLE 1-2: TRAVEL TIME FROM FOSTER CITY TO POINTS OF INTEREST

	Cities	Transportation	Shopping	Recreation	Higher Education	Hospitals
15 Minutes	Redwood City* (*County Seat)	San Francisco Airport CalTrain San Mateo Millbrae BART San Carlos Airport	Bridgepointe Hillsdale Mall Tanforan Serramonte Colma Metro Center	Crystal Springs Reservoir Coyote Point Park SF State Fish & Game Refuge San Mateo Co. Fairgrounds	College of San Mateo Canada College	Mills Hospital San Mateo Co. General Hospital Peninsula Hospital Kaiser-Redwood City
30 Minutes	San Francisco Oakland San Jose Half Moon Bay	Oakland International Airport Hayward BART San Jose International Airport	Stanford Shopping Center Union Square-SF Stonestown Vallco Park Bayfair	Pacific Ocean Candlestick Park Oakland Coliseum Cow Palace Midpeninsula Open Space Golden Gate Nat'l Rec. Area Great America Shoreline Amphitheater AT&T Park	Menlo College College of Notre Dame San Francisco State University Stanford University Cal State East Bay DeAnza College Foothill College Santa Clara University	Stanford Medical Center Kaiser-Hayward Kaiser-South S.F. Kaiser Santa Clara
45 Minutes			Valley Fair Great Mall Santana Row	Golden Gate Fields Racetrack	San Jose State University University of S.F. Mills College UC Berkeley	UCSF Medical Center Kaiser – S.F.
1-2 Hours	Santa Cruz Sacramento Napa/Sonoma			Mt. Diablo State Park Big Basin Redwoods St. Park Alcatraz/Angel Island Sacramento Delta Pt. Reyes Nat'l Seashore Mt. Tamalpais State Park Six Flags Marine World	St. Mary's College UC Santa Cruz UC Davis	
2-4 Hours	Monterey/Carmel Mendocino Lake Tahoe/Reno San Luis Obispo			Monterey Bay Aquarium Pinnacles Nat'l Monument Clear Lake/Lake Berryessa Yosemite Nat'l Park	Cal Poly San Luis Obispo	

History

Foster City had its beginnings as reclaimed marshlands devoted to dairy farming and evaporation ponds. At the turn of the century, the approximately 2,600 acres of tidal marshlands now occupied by Foster City were owned by Frank Brewer, and the land was called Brewer Island. Brewer eventually sold his land to the Leslie Salt Company and Schilling Estate Company.

During the late 1950s, T. Jack Foster, in association with Bay Area developer Richard Grant, purchased an option to acquire Brewer Island for the development of a complete community. In 1960, the California Legislature created the Estero Municipal Improvement District (EMID), the state's first such public agency. The District was granted most of the governing powers associated with an incorporated municipality, except the powers to zone and approve development, and certain police powers. The District was governed by a board of three directors representing the two landowners.

Because San Mateo County retained the authority to approve development permits, T. Jack Foster prepared a master plan for the development of Brewer Island (Foster City) and submitted it to the County in 1961. The plan envisioned a self-contained community with a variety of housing types, waterfront lots and parks, an internal lagoon for public recreation, marinas, offices, stores, industry, and public services. The City was to be developed as a cluster of nine residential neighborhoods (Areas 1-9 in Figure 1-2), a Town Center (Area TC in Figure 1-2), and an industrial area (Areas VP, C, L and PT in Figure 1-2). Most of the neighborhoods were planned for a variety of housing, from single-family homes on individual lots to high-density apartments. The Town Center was to be focused on an interior lake, and include a combination of community and regional commercial services, offices, entertainment establishments, and parks.

One of the more difficult aspects of the plan for the City was how to handle drainage in an area that was basically flat and at sea level. The engineering firm of Wilsey Ham developed a plan to raise the surface level of the island four to five feet and to dig a central drainage basin area that also would serve as a runoff storage area. This drainage basin is the Foster City Lagoon.

The County Board of Supervisors approved the Foster City plan and ground breaking for the first reclamation and development projects took place in August 1961. Due to the extensive fill, compaction, and construction of facilities that had to precede any building construction, three years passed before the first homes were completed.



The Estero Municipal Improvement District was authorized to issue over \$85.5 million in bonds in order to finance the improvements necessary for development of Brewer Island (the full \$85.5 million was not issued). The bonds provided enough funding to build the lagoon, water systems, sewer system, roads, bridges, and other necessary improvements.

At the end of 1964, 200 families had moved into Foster City. By 1966, the community had grown to 5,000 residents. As the City developed, residents came to realize that their lack of representation on the EMID Board made it difficult to affect Board decisions on development and taxation issues. In early 1967, residents reached a compromise with T. Jack Foster and Sons to introduce legislation increasing the Board's size from three to five. The two new directors would be elected by Foster City residents. The legislation also contained a provision for eventual transition of the Board to a full citizen representation by 1971. However, T. Jack Foster and Sons relinquished complete control of the Board to residents in 1970, a year prior to the statutory deadline. At that time, the EMID Board began incorporation proceedings.

Foster City was incorporated in April 1971, with the newly elected City Council assuming the powers of the EMID Board. Nearly seven years after the first families moved to Foster City, residents gained full control over municipal governance. Shortly after incorporation, Foster City's Master Plan was amended and adopted as the City's General Plan. New elements and amendments have periodically been approved over the years, however the basic concepts of the original plan have been maintained.

In 1972, the City opened a new City Hall. In 1974, the Recreation Center opened at Central Park on the shores of the Lagoon. In 1976, the fourth and last of the bridges crossing the Foster City lagoon system was completed and it was named the Bicentennial Bridge. A new Police Station located at 1030 East Hillsdale Boulevard was dedicated in March 1985.

Note: A photo/text history of Foster City entitled, "A New Town Comes of Age: Foster City, California" was published in 1985. This 96-page book can be purchased at the Chamber of Commerce office, 1031 East Hillsdale Boulevard, Suite F, Foster City, 94404.



**TABLE 1-3:
FOSTER CITY NEIGHBORHOODS**

Neighborhood 1	Famous Ships
Neighborhood 2	Birds
Neighborhood 3	Fish
Neighborhood 4	Boats and Boat Parts
Neighborhood 5	Explorers
Neighborhood 6	Admirals
Neighborhood 7	Islands
Neighborhood 8	Neighborhood Bays
Neighborhood 9	Constellations and Stars
Town Center (TC)	No Theme
Pilgrim/Triton (PT)	No Theme
Vintage Park (VP)	No Theme
Chess (C)	No Theme
Lincoln (L)	No Theme

Neighborhoods

The original plan for Foster City included nine neighborhoods, a “Town Center” area and an “Industrial” area. Almost all residential neighborhoods contain some mixture of single-family homes, two-story townhomes, and two- and three-story condominiums and apartments.

In early 1990, some minor modifications were made to neighborhood boundaries and the “Industrial” and “Town Center” neighborhoods were divided into smaller areas, resulting in fourteen neighborhoods.

Each residential neighborhood in Foster City is distinguished by street names found within the neighborhood. Most of the street names are derived from the marine nature of the City. Table 1-3 lists each neighborhood and its associated street theme (if applicable). The neighborhood boundaries are shown in Figure 1-2.

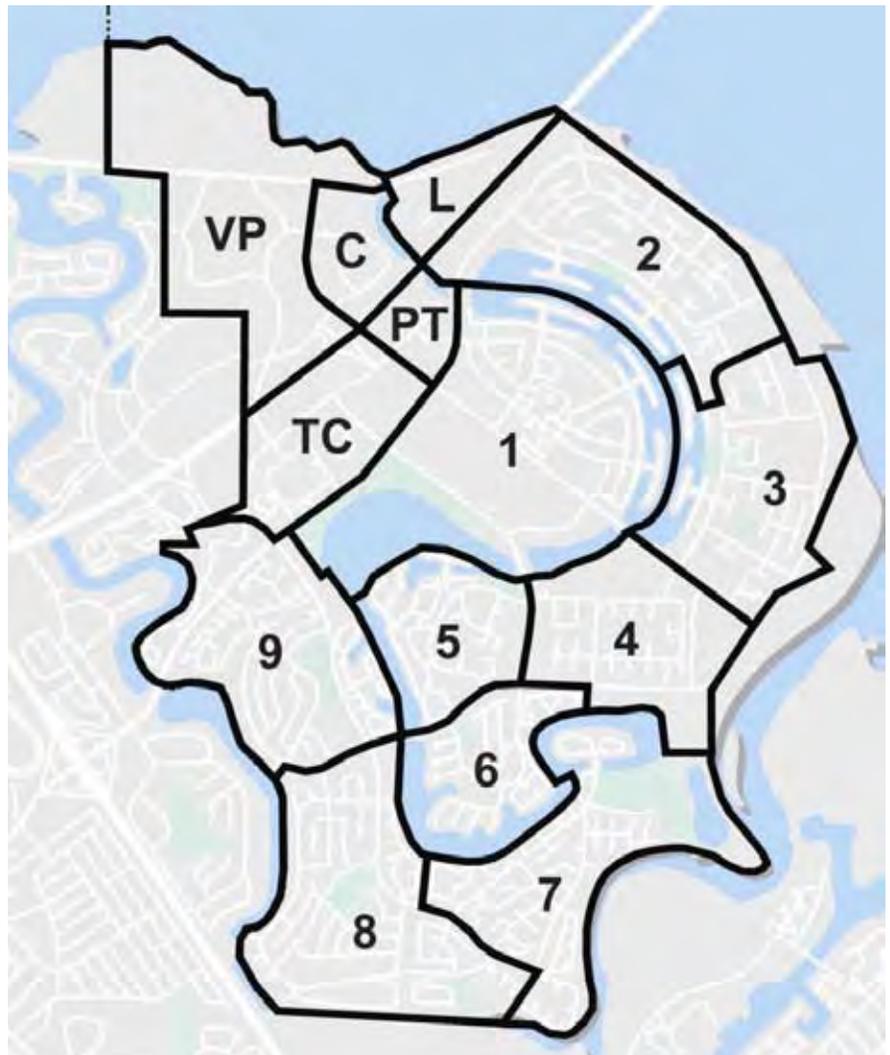


FIGURE 1-2: Neighborhood Map of Foster City

Religious Institutions

Foster City is served by a wide range of religious institutions, as listed in the table below:

TABLE 1-4: RELIGIOUS INSTITUTIONS

Bayside Community Church 1401 Beach Park Boulevard	(650) 345-8992 www.baysidechurch.com
Central Peninsula Church 1005 Shell Boulevard	(650) 349-1132 www.cpcfc.org
Church of Jesus Christ of Latter Day Saints 1000 Shell Boulevard	(650) 341-4374 www.mormon.org www.lds.org
Island United Church 1130 Balclutha Drive	(650) 349-3544 www.iucfc.org
Peninsula Sinai Congregation 499 Boothbay Avenue	(650) 349-2816 www.peninsulasinai.org
St. Ambrose Episcopal Church 900 Edgewater Boulevard	(650) 574-1369 www.stambrosefostercity.org
St. Luke Catholic Church 1111 Beach Park Boulevard	(650) 345-6660 www.saintlukefc.org





Cultural

Arts and Culture Committee is a citizen advisory committee to promote art and culture in the community. Activities include workshops, contests, concerts, and monthly showings in the Museum Gallery located in the Recreation Center at 650 Shell Boulevard.

Foster City Band is comprised of people with diverse backgrounds who share the same love for music. For more information, contact (650) 345-3033.

Foster City Community Chorus is a mixed-voice group offering a variety of musical literature, which also includes folk and popular songs. For more information, contact (650) 513-5522 or info@PeninsulaMusicalArts.org.

Foster City Public Library is located at the corner of 1000 E. Hillsdale and Shell Boulevards in the Library and Community Center. The Library is a branch of the San Mateo County Library. For library hours and library services, contact (650) 574-4842 or www.pls.lib.ca.us.



Hillbarn Theatre located at 1285 East Hillsdale Boulevard presents a variety of community theater productions including musicals, comedies, and dramas. For information, contact (650) 349-6411 or www.hillbarntheatre.org.



Peninsula Jewish Community Center located at 800 Foster City Boulevard offers high-quality, multi-disciplinary arts programming and cultural opportunities. Intimate performances, lectures, art exhibits and workshops, featuring emerging and established artists and thinkers, strive to entertain, educate and enlighten. For more information, contact (650) 212-PJCC or www.pjcc.org.



Viva La Musica! Is a vibrant, 50-voice mixed choir with a classical and multicultural repertoire. The mission of the choir is to provide a vehicle that allows the member participants to strive for and achieve personal musical excellence, and that challenges and delights the audience with a high quality, diverse concert experience. For more information, contact (650) 349-9918 or music@machutch.com.

Annual Community Events

The City is one of the sponsors of two annual community events: the **Fourth of July Celebration** and the **City Birthday Party**. The Fourth of July Celebration is an all day event co-sponsored by the Lion's Club and includes fireworks, carnival rides, midway games, demonstrations, and other activities.

The City Birthday Party is held the first weekend in June and is co-sponsored by the Foster City Chamber of Commerce. The Birthday Party includes the Foster City Art and Wine Festival, carnival, midway games, demonstrations, and arts and crafts.

The Parks and Recreation Department offers many other events, classes and activities. During the summer, the Summer Concert Series offers free live music on Friday nights. The Family Fun Series typically includes a Family Fun Concert, a Family Overnighter in one of the City's parks, a Community Bike Ride, a Halloween Celebration and a Tree Lighting Ceremony.

The Community Bike Ride takes place annually on a Sunday in mid-September. The ride consists of three components: a long ride (approximately 11 miles), a short ride (approximately 2.5 miles) and a tot tricycle ride. On average, the bike ride has 175-225 participants each year.

The Halloween Festival is a one-day event held at the Recreation Center with a haunted house available to tour at The VIBE. The Halloween Festival includes games, face painting, arts and crafts, a costume parade with awards, a magic show and food sales. The recreation center is fully decorated for the event.

The Tree Lighting Ceremony occurs annually on the first Wednesday in December to celebrate the beginning of the holiday season. The event takes place at the Recreation Center and includes holiday music performed by a chorus, lighting of a tree on the lagoon, a craft project and visits with Santa for children.

Lagoon events are done in spring, summer and fall seasons. Regular events include the **Flight of the Bulls** sailing event at the beginning of May and the **Head of the Lagoon** rowing regatta put on by the Peninsula Aquatics Center Jr. Crew in November.

There are many more community events sponsored by the City. See www.fostercity.org and the Leisure Update for more information.

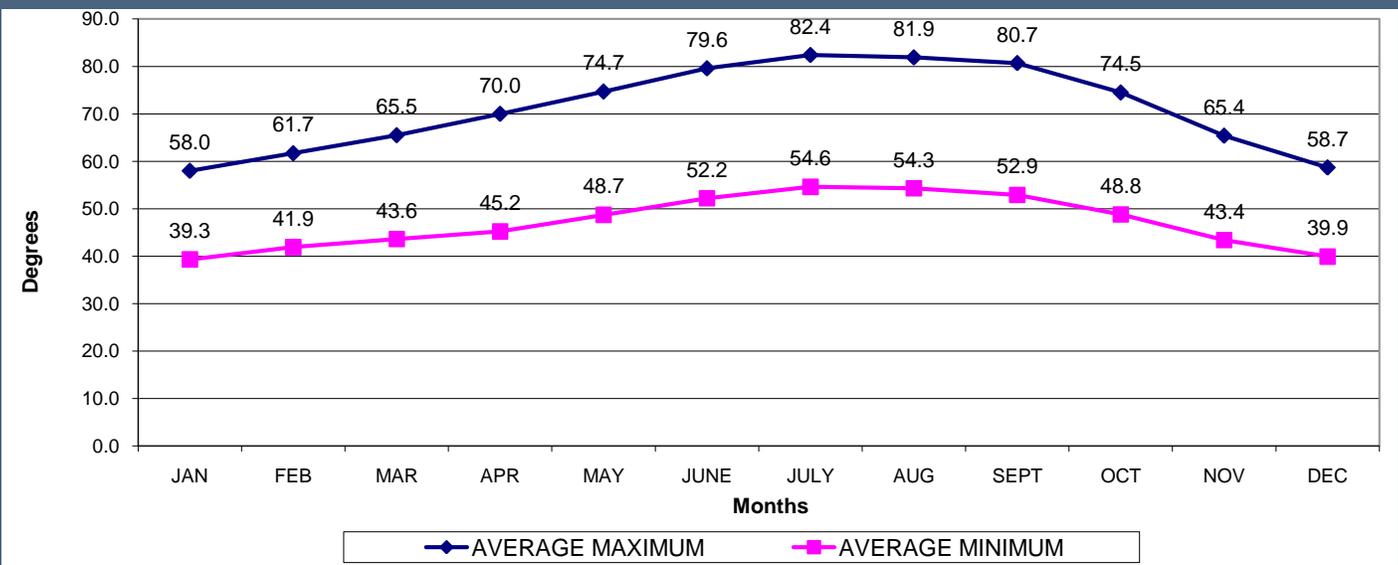


Climate

Foster City enjoys a marine-like climate characterized by mild and moderately wet winters and by dry, cool summers. The daily and annual range in temperature is small. A few frosty mornings occur during the winter. Winter temperatures normally rise to the high fifties in the early afternoon.

The summer weather is dominated by a cool sea breeze. Low overcast often occurs for a few hours in the morning. Summer nights are comfortably cool, with minimum temperatures averaging in the fifties. The average minimum and maximum temperature range is 47.1°F to 71.1°F.

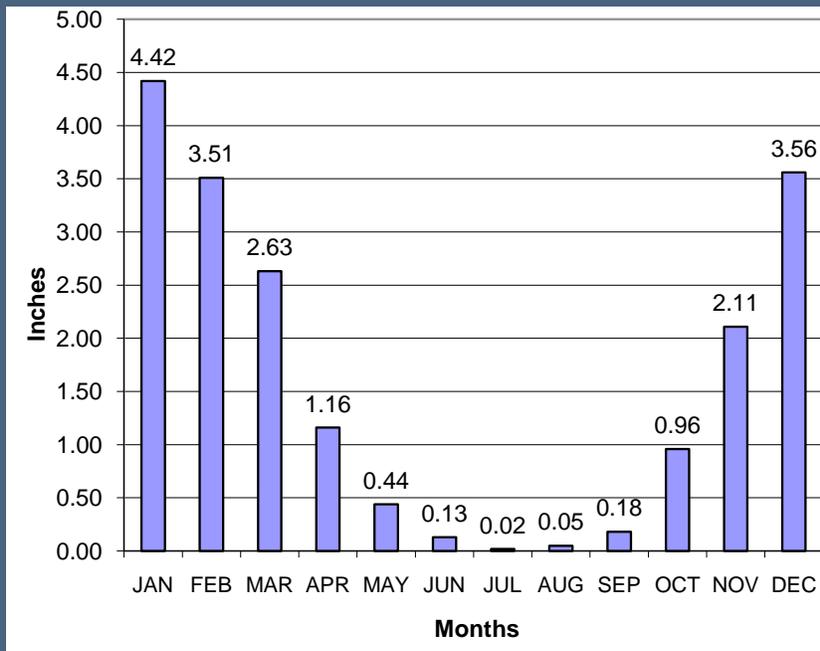
FIGURE 1-3: Temperature Averages in Degrees Farenheit (1906-2009 Average)



Source: Western Regional Climate Center, 2010

The average rainfall is less than 20 inches per year with the greatest amount occurring in December through February. Wind is from the west-northwest with an average speed of 10.5 miles per hour.

FIGURE 1-4: Precipitation Normals in Inches (1906-2009 Average)



Source: Western Regional Climate Center, 2010

Education

There are currently four public schools in Foster City which are under the jurisdiction of the San Mateo-Foster City School District. Foster City is also within the San

Mateo Union High School District. Foster City High School students primarily attend either San Mateo or Hillsdale High Schools located in San Mateo.

TABLE 1-5: ELEMENTARY AND MIDDLE SCHOOLS — PUBLIC

Audubon School

841 Gull Avenue
650-312-7500
www.smfc.k12.ca.us/audubon/home.htm

Brewer Island Elementary School

1151 Polynesia Drive
650-312-7532
www.smfc.k12.ca.us/brewer_island/index.htm

Bowditch Middle School

1450 Tarpon Street
650-312-7680
www.smfc.k12.ca.us/bowditch/

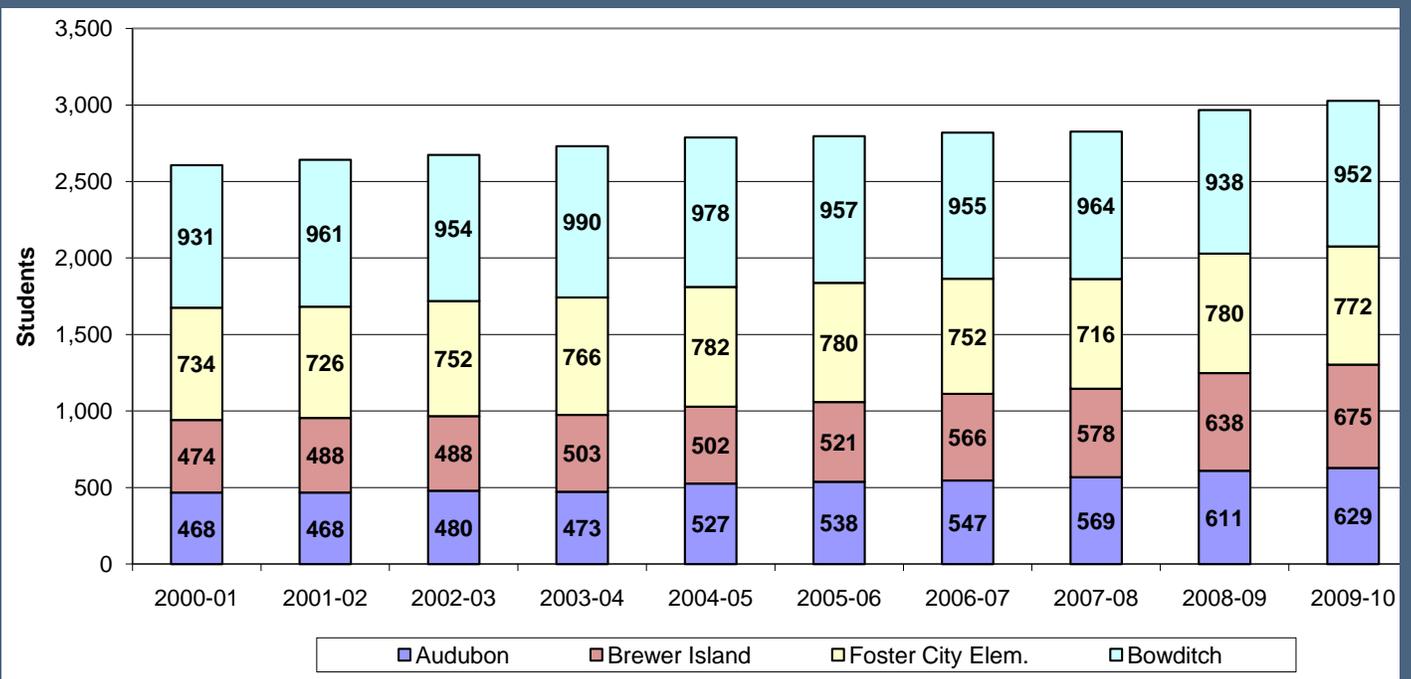
Foster City Elementary School

461 Beach Park Boulevard
650-312-7522
www.smfc.k12.ca.us/fostercity/

Public School Enrollment

Total public school enrollment has grown steadily over the past ten years, ranging from 2,607 in 2000-01 to 3,028 in 2009-10.

FIGURE 1-5: Grades 1-8 Public School Enrollment (2000-01 through 2009-10)



Source: San Mateo-Foster City Elementary School District, 2010

School Test Results

The Academic Performance Index (API) is the cornerstone of California’s Public Schools Accountability Act. The purpose of API is to measure the academic performance and growth of schools. It is a numeric index (or scale) that ranges from a low of 200 to a high of 1000.

The API is calculated by converting a student’s performance on statewide assessments across multiple content areas into points on the API scale. These points are then averaged across all students and all tests. The result is the API. An API is calculated for schools, local educational agencies (such as school districts), and for each numerically significant subgroup of students at a school or a local educational agency.

The information that forms the basis for calculating the API comes from the results of the Standardized Testing and Reporting (STAR) Program and the California High School Exit Examination.

More information is available on the API at: www.cde.ca.gov.

Academic Performance Index (API)

The chart below includes the API Base Scores for the four public schools in Foster City. For 2010, the District-wide median score was 846; the statewide median score for grades 2-6 was 800; and the statewide median score for grades 7-8 was 765.

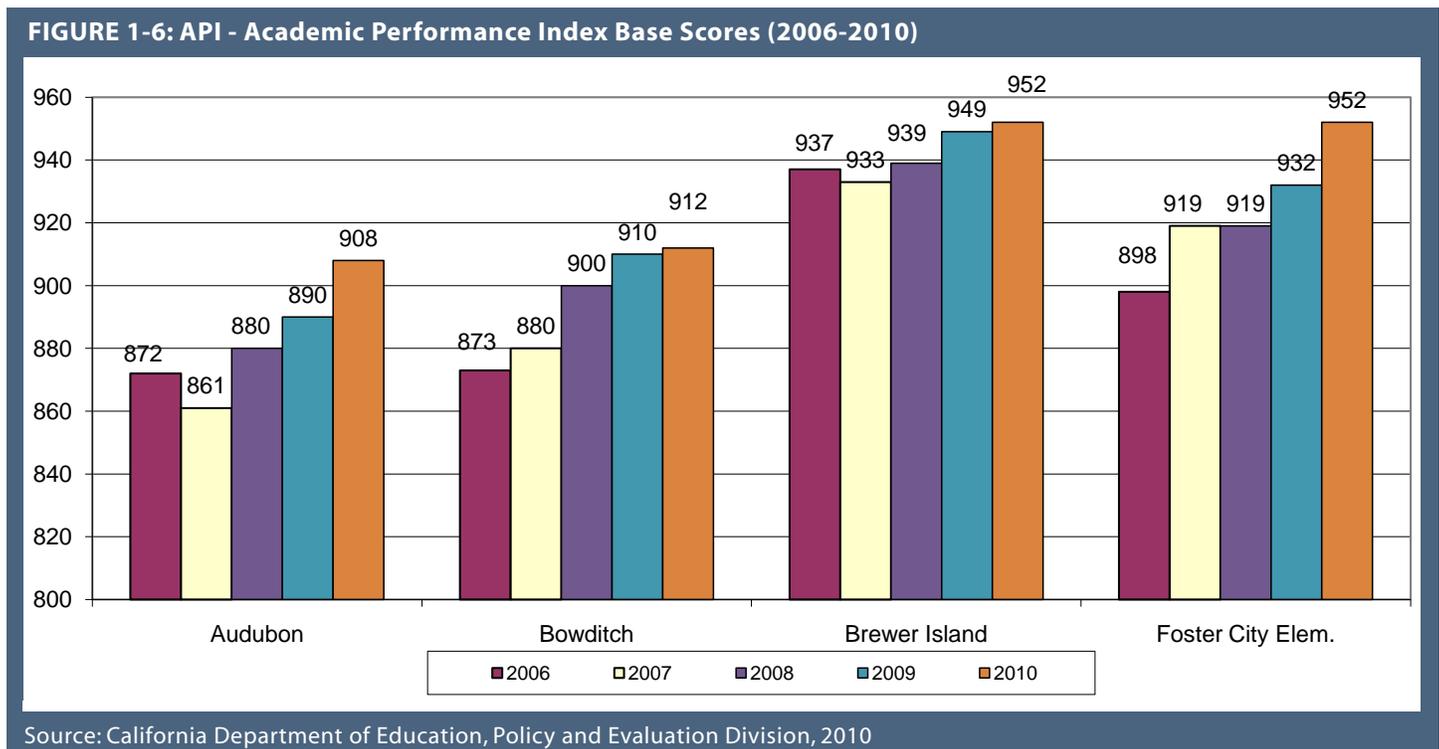


TABLE 1-6: ELEMENTARY AND MIDDLE SCHOOLS — PRIVATE

There are two existing private schools, including:

Kids Connection (K-5th grade)
 1998 Beach Park Boulevard
 650-578-6690 www.kc4us.com

Jewish Day School of the North Peninsula (K-8th grade)
 800 Foster City Boulevard
 650-591-4438 www.wornickjds.org

There are a multitude of after-school programs for elementary, middle school and high school children provided by the City, the School District or by private program providers.

Child Care Centers

A wide variety of child care services are available, including family-size day care providers located throughout the City in residential areas, after school programs, and part- or full-time day care facilities. The largest day care facilities are listed in Table 1-7. In addition to these facilities, there are 16 licensed large (for 12 or more children) family day care providers in Foster City as of August 2010. More information is available from the Child Care Coordinating Council of San Mateo County at www.sanmateo4cs.org or (650) 655-6770. Information regarding state licensing of day care providers is available from the California Department of Social Services. For more information, contact:

California Department of Social Services
Community Care Licensing Division
Child Care Program Office
801 Traeger Avenue Suite 100
San Bruno, CA 94066
Phone: (650) 266-8843
www.cclld.ca.gov



TABLE 1-7: CHILDREN'S DAY CARE FACILITIES

ALL ARE FRIENDS MONTESSORI SCHOOL

1130 Balclutha Drive
www.allarefriends.org
650-266-8843

CHAI PRESCHOOL

499 Boothbay Avenue
www.chaischool.com
650-345-2424

CHALLENGE SCHOOL

558 Pilgrim Drive, Suite A
www.challengeschool.us
650-574-6878

FOSTER CITY PRE-SCHOOL

1064-F Shell Boulevard
www.fostercitypreschool.com
650-341-2041

KIDS CONNECTION

1970 Beach Park Boulevard
www.kc4us.com
650-578-9697

KINDERCARE LEARNING CENTERS, INC.

1006 Metro Center Boulevard
www.kindercare.com
650-573-6023

LAKEVIEW MONTESSORI

1950 Beach Park Boulevard
www.lakeviewmontessori.com
650-578-9532

MARIN DAY SCHOOL-EFI CAMPUS

301 Velocity Way
www.marindayschools.org
650-357-4250

PENINSULA JEWISH COMMUNITY CENTER PRESCHOOL

800 Foster City Boulevard
www.pjcc.org/family/ece/ece-preschool.html
650-378-2670

SEA BREEZE SCHOOL

900 Edgewater Boulevard
www.seabreezeschool.com
650-574-5437

Governmental Services

The City Council has appointed one commission and several committees to advise it on matters of special interest, as listed below:

- Planning Commission
- Ad-Hoc Environmental Sustainability Task Force
- Audit Committee
- Information Technology Advisory Committee
- Parks and Recreation Committee
- Senior Citizen Advisory Committee
- Traffic Review Committee
- Youth Advisory Committee

For additional information regarding each advisory committee, call the City Clerk at (650) 286-3250, e-mail clerk@fostercity.org, or visit www.fostercity.org.

The following sections describe the principal governmental agencies providing services to Foster City: the Estero Municipal Improvement District, the City of Foster City, and the Foster City Community Development Agency. The members of the City Council serve as a policy-making body for all three governmental agencies. City voters elect council members to staggered terms of four years each. The City Council consists of five members, one of whom is elected by other council members in November each year to serve as Mayor for a one-year term. More information about the City Council, including City Council members, agendas and minutes is available at http://www.fostercity.org/city_hall/council/.

The City Council of Foster City meets on the first and third Monday evenings of each month at 6:30 P.M. in the Council Chambers at 620 Foster City Boulevard. These meetings are televised on local cable television, Comcast Channel 27, AT&T Channel 99 or live streaming at www.fostercitytelevision.com. All meetings of the City Council, Planning Commission, and any Committees are open to the public except when certain confidential personnel matters and legal items are discussed.

As the legislative branch of local government, the City Council makes final decisions on all major City policy matters. The Council adopts the ordinances and resolutions necessary for efficient governmental operations, approves the budget and acts as a board of appeals. The administrative responsibility of the City rests with the City Manager who is appointed by the City Council.

Estero Municipal Improvement District

The Estero Municipal Improvement District (EMID) was created in 1960 with a Board of Directors. The three original members of this Board were elected on the basis of “one vote per one dollar of assessed valuation” of land in the District. In other words, the more land owned, the larger the voting power, (such an arrangement was necessary because the “City” had no residents at the time).

EMID sold bonds to finance the major improvements needed for development of the City. The bonds were to be paid back through the levying of assessments on property based upon future development. EMID continues to provide water and sewer service to Foster City and water service to Mariner’s Island and is a separate legal entity with the City Council serving as its Board of Directors.

City and EMID Budget

Each year the City and EMID prepare and adopt a joint budget. A summary of the estimated revenues and expenditures are contained in Figure 1-7 and Figure 1-8, respectively.

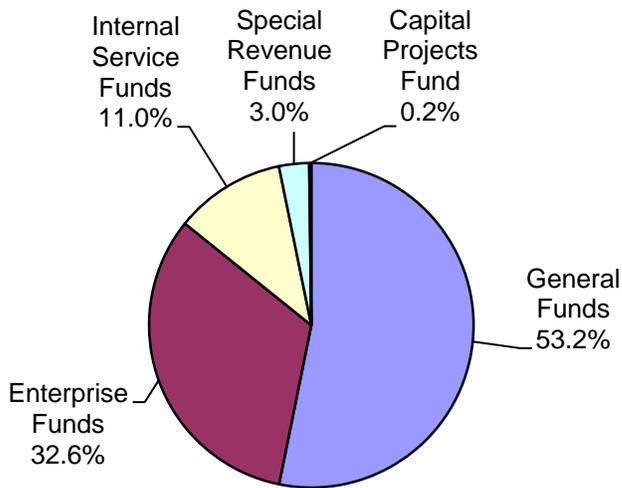


Community Development Agency

Foster City's Community Development Agency was formed in 1981 to eliminate blight conditions that had become barriers to the City's full development. The redevelopment concept originated after World War II when public officials at the federal, state and local level were concerned with:

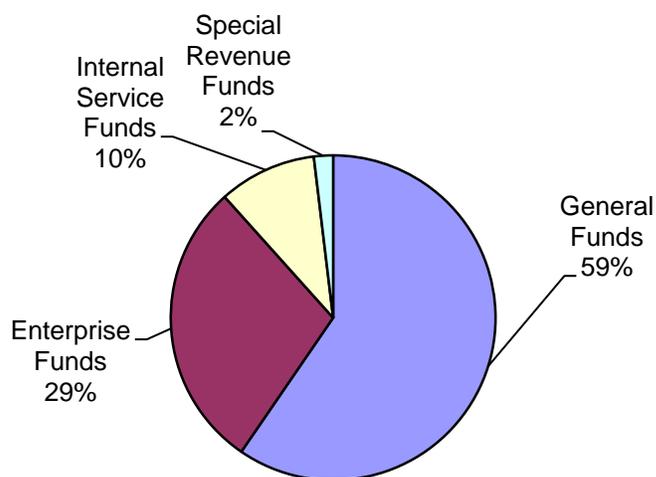
- The condition of existing housing stock;
- The lack of affordable housing for returning soldiers; and
- Blight and slums that had spread over an estimated one-fourth of urban America.

FIGURE 1-7: City and EMID Revenues (FY 2010-11)



Source: City of Foster City/EMID Revenues (FY 2010-11)

FIGURE 1-8: City and EMID Expenditures (FY 2010-11)



Source: City of Foster City/EMID Revenues (FY 2010-11)

The federal Community Redevelopment Act, adopted in 1945, gave cities and counties the authority to establish redevelopment agencies, to initiate urban renewal programs, and enabled the agencies to apply for federal grants and loans, which were primarily a result of the Federal Housing Act of 1949.

Foster City developed initially as a residential community; its commercial area development was delayed because of high land and construction costs. The City therefore relied heavily on property taxes to fund necessary community services. City officials recognized the need to expand and diversify the City's financial base, such as with increased sales tax. This became particularly important after Proposition 13 was adopted in 1978, restricting property tax revenue.

The Community Development Agency receives its funding from tax increment. The tax increment is the increase in property taxes after the "base year" - the year the Project Area was established. The tax increment is distributed to the Community Development Agency and other agencies, subject to negotiated agreements or pass through payments mandated by State Law. The Community Development Agency uses the funds to stimulate growth that would not otherwise occur, primarily through capital improvement projects such as street improvements, wastewater treatment, and lagoon-levee improvements. The agency is also obligated to spend a minimum of 20 percent of the tax increment funds it receives on low and moderate income housing.

Prior to the adoption of the first redevelopment agency project area in 1981 and the second and third project areas in 1999, underdeveloped land had inhibited economic growth and if allowed to continue would have potentially constituted a substantial financial drain on the community.

The second and third Project Areas established were the Marlin Cove Shopping Center and the Port O'Call Shopping Center (now the Miramar Apartments). Both shopping centers were failing with many vacancies, deteriorating buildings and site improvements and were having a negative effect on property values in their neighborhoods. Both shopping centers have been successfully redeveloped with attractive apartments, and in Marlin Cove, also retail and office.

The original Project Area is expected to reach its revenue cap in FY 2010-11, at which time the Community Development Agency will stop receiving tax increment from this large project area and the property taxes will be distributed as they are for property outside of any redevelopment project area. Revitalization of these underutilized areas has helped to relieve the tax burden the other areas of the community had previously shouldered.

To obtain more information about the Community Development Agency, please call (650) 286-3246 or email CDA@fostercity.org. Information is also available on the City's website www.fostercity.org.



FIGURE 1-8: Map of Community Development Project Areas

City Departments and Services

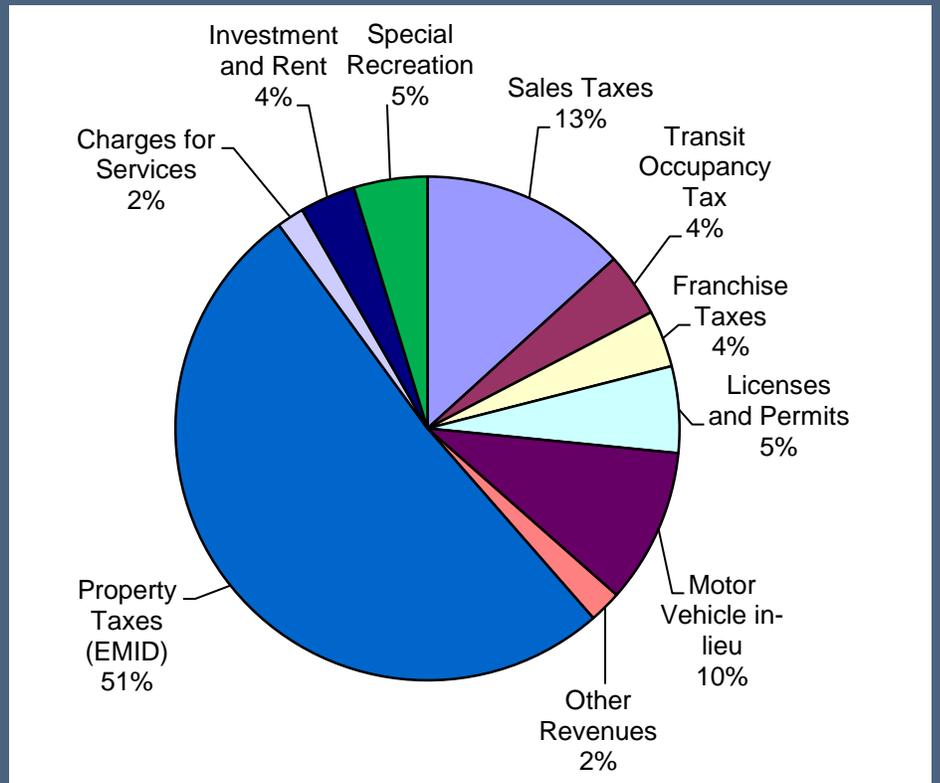
Foster City is a general law city as established by the California Government Code Section 34102 (rather than a charter city), and uses the council-manager form of government. A City Manager is appointed by and responsible to the City Council to serve as chief administrative officer overseeing personnel, development of the budget, proposing policy objectives, and general implementation of policies and programs adopted by the City Council.

Eight departments report to the City Manager, which include:

- The five line departments, so-called because they serve specifically to meet the needs of the citizens: Fire, Police, Public Works, Community Development, and Parks and Recreation; and
- The three support departments, which primarily serve to support the efforts of the line departments: City Clerk, Financial Services and Human Resources.

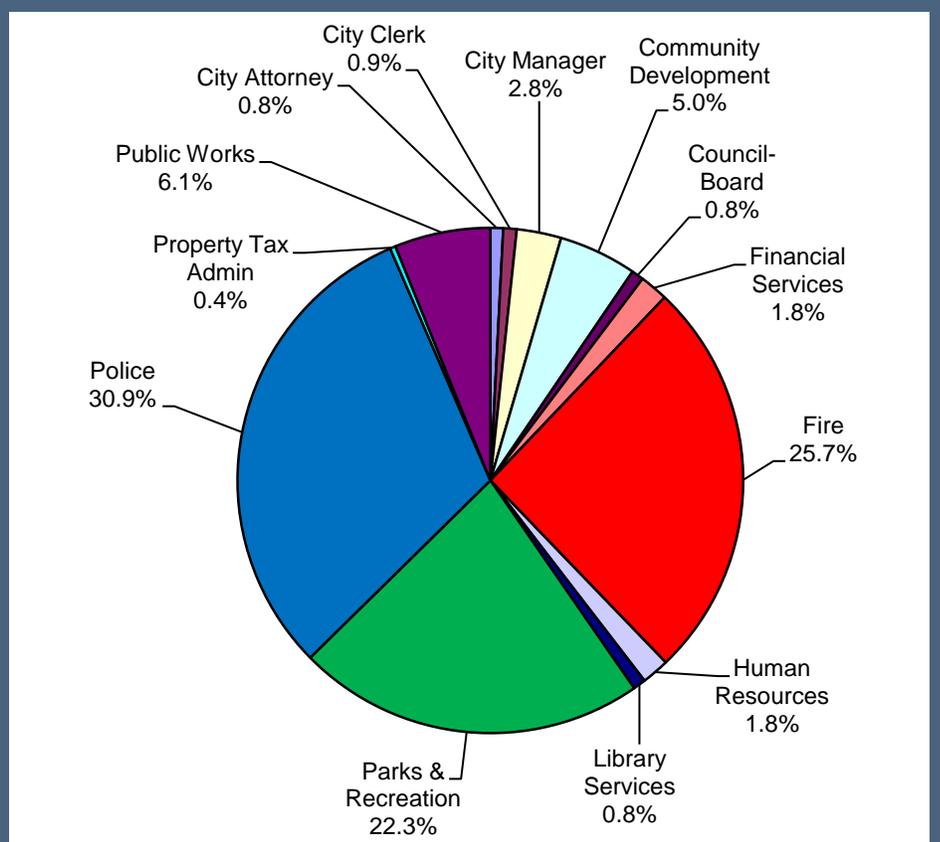
City departments are primarily funded from the General Fund as opposed to other special purpose funds. Figure 1-9 indicates the sources of revenues for

FIGURE 1-9: General Fund Revenues (FY 2010-11)



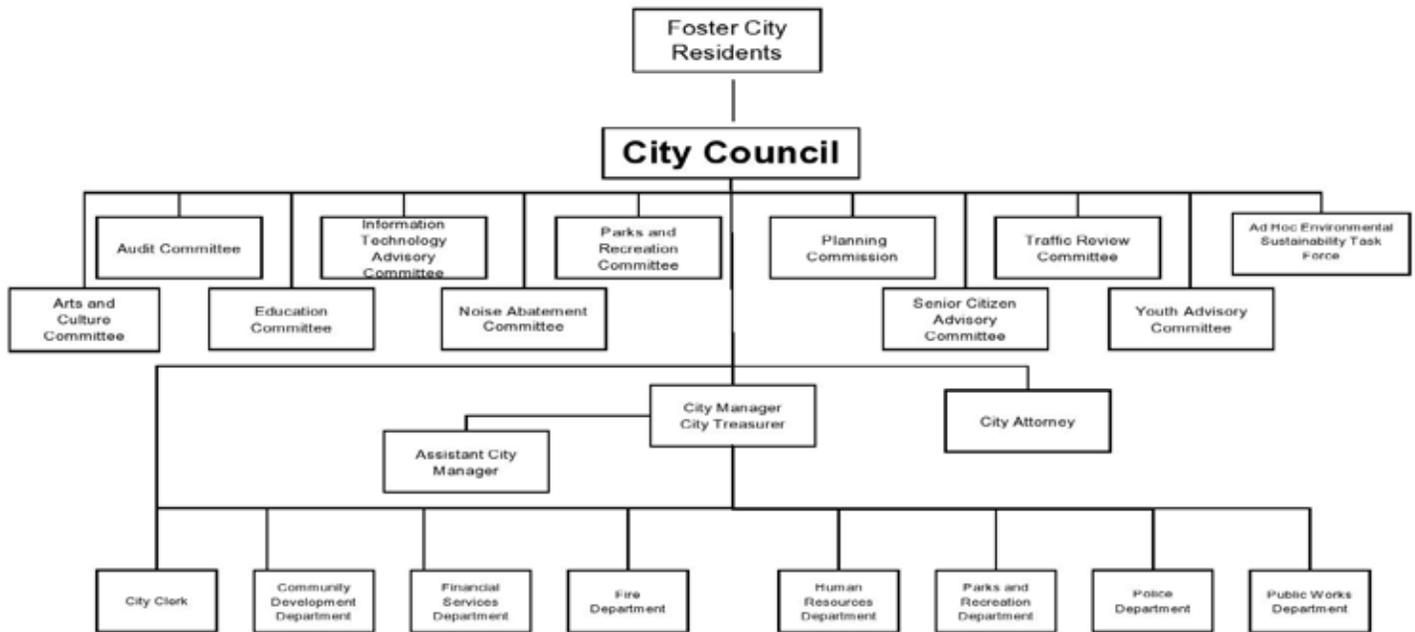
Source: City of Foster City/EMID 2010-11 Annual Budget

FIGURE 1-10: General Fund Expenditures (FY 2010-11)



Source: City of Foster City/EMID 2010-11 Annual Budget

FIGURE 1-11: Foster City Organization Chart



the General Fund. For Fiscal Year 2010-11 the estimated General Fund Revenues total \$27.7 Million. Figure 1-10 indicates each department's share of General Fund expenditures. For Fiscal Year 2010-11, total General Fund Expenditures totaled \$30.8 Million.

The City prepares a Five-Year Financial Plan as well as an Annual Budget. The Five-Year Financial Plan is based upon the strategies and Policy Calendar adopted by the City Council each year. The annual budget results in the actual appropriation of funds. The budget is the primary policy document adopted by the City Council each year. It describes the City's goals and details how resources are allocated to achieve these goals. In addition, the budget serves as the annual financial plan, an operational guide and a communications tool. For more information, see www.fostercity.org.

The following sections describe each City department and their responsibilities.

City Manager

The City Manager is the chief administrative officer of the City and is responsible for providing direction and reviewing all phases of City/District operations. The City Manager is also responsible for ensuring that Council policy and established administrative practices are efficiently and effectively carried out within the fiscal and physical abilities of the various City/District departments

during normal operations as well as emergency situations. The City Manager is also responsible for public information, community relations, special projects and HR. For more information contact the City Manager at (650) 286-3220 or through email at manager@fostercity.org.

City Clerk

The City Clerk is responsible for Foster City's legislative history, official records, archives, Council Meeting agendas and minutes, municipal code book, and municipal elections. Additionally, the City Clerk is responsible for providing support services to the City Council, recording official records, and administering the appointing of members to the Citizen Advisory Committees and the Planning Commission.

In addition, the City Clerk administers campaign financing and conflict of interest laws, and implements changes in State election laws. For more information contact the City Clerk at (650) 286-3250 or through email at clerk@fostercity.org.

Financial Services Department

The Financial Services Department is responsible for managing the City's funding. Its primary goal is to assure necessary and appropriate custody, control, use and reporting of city/district assets. The department also issues business licenses and manages the billing for utility services in the City/EMID.

In addition, the Financial Services Department monitors a prudent cash investment program in accordance with the City/District Investment Policy and State Law. The primary objectives for all city investments in priority order are safety, liquidity and return on investment. Investments are made with judgment and care considering the safety of our capital as well as the probable income to be derived.

For more information contact the Financial Services Department at (650) 286-3212 or through email at finance@fostercity.org. For Accounts Receivable and Business Licenses, contact (650) 286-3262. For Utilities, contact (650) 286-3260.

Human Resources Department

The City of Foster City maintains a workforce of 190 full-time and approximately 40 part-time employees in 79 different classifications. Services provided by the Human Resources Department include employee benefits, classification and compensation, workers compensation, recruitment and selection, labor and employee relations, employee training and development, and personnel record keeping. The department analyzes employee benefit programs to ensure that City sponsored benefits meet the needs of the workforce, and develops a comprehensive approach to employee recruitment with an emphasis on retention.

For more information contact the Human Resources Department at (650) 286-3205 or through email at hr@fostercity.org. The City also has a Job Hotline which may be accessed at www.fostercity.org. or at (650) 286-3562.

Fire Department

The Fire Department protects lives, property and the environment from fire and exposure to hazardous materials, offers programs which prepare our citizens for emergencies and provides nonemergency services, including fire prevention and related code enforcement, to residents and visitors of Foster City.



From one centrally located station, the Fire Department maintains an average response time of three to five minutes in the City. The Foster City Fire Department has been rated as a fire safety "Class 2" by the Insurance Services Office. Fire Protection ratings range from Class 10 (least desirable) to Class 1 (best).

The Fire Department employs 38 full-time personnel including Assistant Chief, Fire Marshal, Assistant Fire Marshal, Battalion Chiefs, Captains, Firefighters and administrative personnel. The Fire Chief position was combined as a contract position with the Fire Chief for the City of San Mateo, effective on July 1, 2010.

The Fire Department responds to more medical calls than all other emergency responses combined. For that reason, Foster City Fire Department participates with other Fire Agencies to provide Advanced Life Support (ALS) with a paramedic assigned to every fire engine. In addition, the Department participates in combined county-wide dispatching so that the closest engine will respond to

an emergency call, regardless of City boundaries. Engine-based paramedics ensure that ALS service is available faster than ever. A private ambulance transports patients to local hospitals.

All Captains and Firefighters are trained as emergency medical technicians and every engine is staffed with at least one paramedic daily, ensuring that the citizens of Foster City receive excellent ALS services by Fire Department paramedics.

The Fire Department provides safety education to the public including classes in Cardiopulmonary Resuscitation (CPR) and disaster preparedness. School programs and tours of the fire station make students aware of fire danger in the home. Evacuation and disaster training is provided to businesses upon request.

The Department's divisions work in tandem to provide service to the community. The Administration Division, which includes the Office of the Fire Chief, provides program direction to all divisions and budget oversight for the Department. The Fire Prevention Division works to reduce the factors which contribute to the cause and spread of fire by consulting with the public, issuing permits, checking plans, inspecting for fire code compliance and developing and recommending new or modification to existing codes

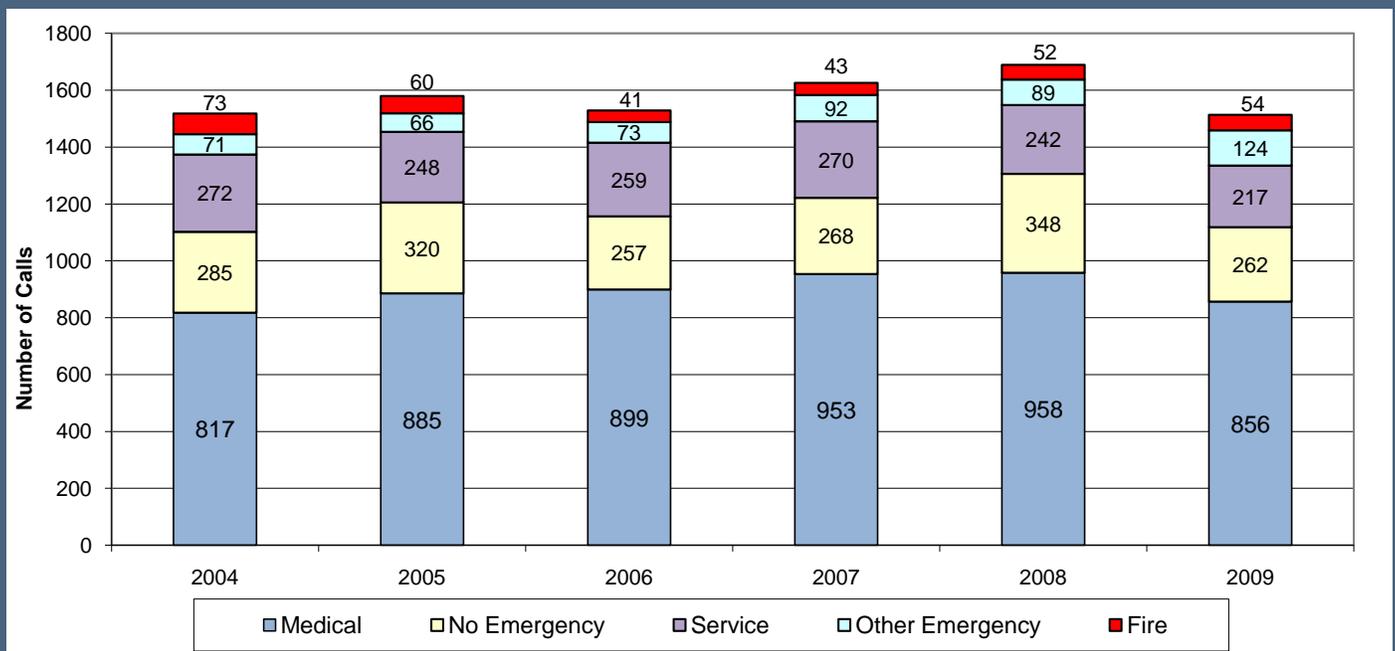
to the City Council. Operations Division personnel, trained in the most current and modern firefighting and medical techniques, respond to fire, medical, rescue, hazardous materials and citizen assist calls.

The Fire Department provides the following services for the City:

- Fire Prevention and Suppression
- Engine-Based Paramedic Program
- Certified Paramedics and Emergency Medical Technicians
- Heart Defibrillation Program
- Hazardous Material Spills Response & Containment
- Home Inspections (upon request)
- Commercial/Industrial Inspection (by law)
- CPR Training for the Public
- Home Fire Safety and Earthquake Safety classes
- Community Emergency Response Team (CERT) training

For more information, contact the Fire Department at (650) 286-3350 or through email at fire@fostercity.org.

FIGURE 1-12: Fire Department Calls (2004-2009)



Source: Foster City Fire Department

Police Department

The Police Department organization consists of the Office of the Chief of Police, which commands the Administration and Field Operations Divisions. There are currently 36 sworn officers, 15 full time support employees and five volunteer reserve police officers.

Foster City has a very low crime rate and, year after year, is ranked one of the safest cities in California in which to live and work. Figure 1-13 compares crime rates in Foster City to San Mateo County and the State of California for 2008.

The Administration Division is responsible for criminal investigations, crime prevention, youth services, crime analysis, evidence and property control, budget preparation, press and community relations. It is also responsible for records processing and storage, computer

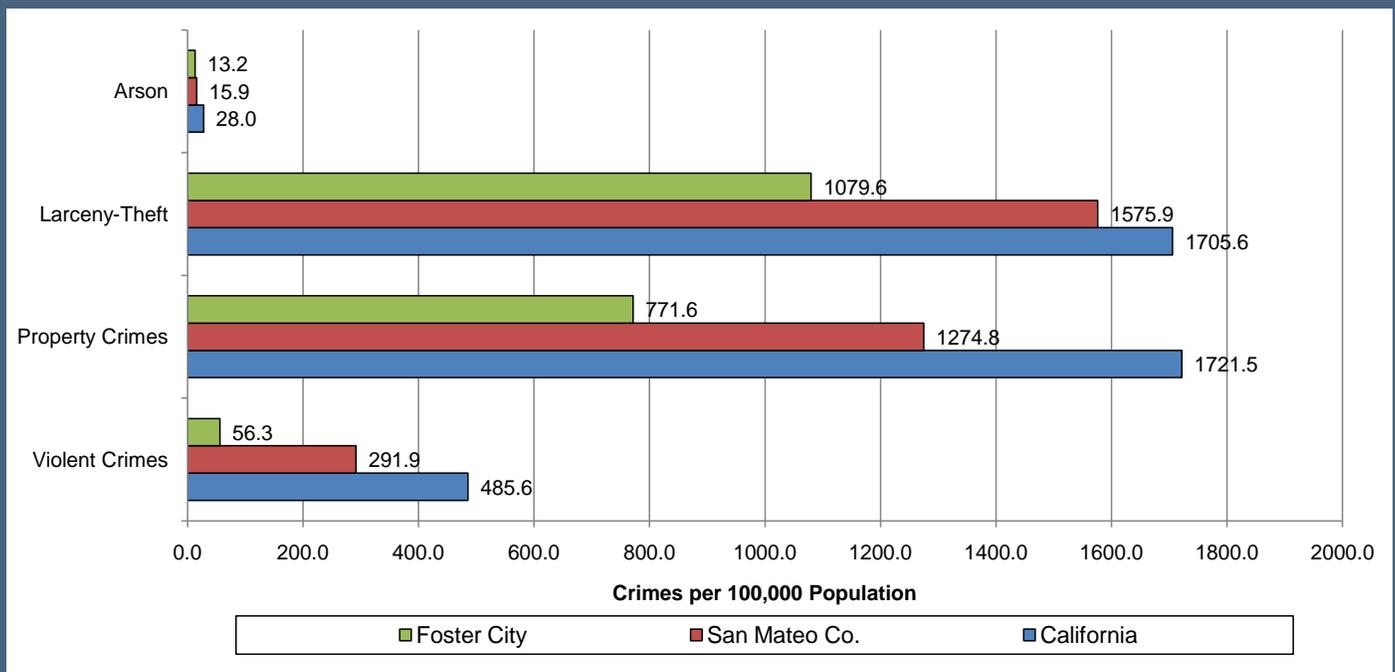
analysis and maintenance, radio communications and dispatch services for the Police Department.

The Field Operations Division consists of the uniformed officers who respond to calls for service and preliminary investigations. The division includes the traffic unit, the canine unit, the bicycle unit, field training officers, evidence technicians and community service officers.

Foster City consistently maintains one of the lowest crime rates in California.

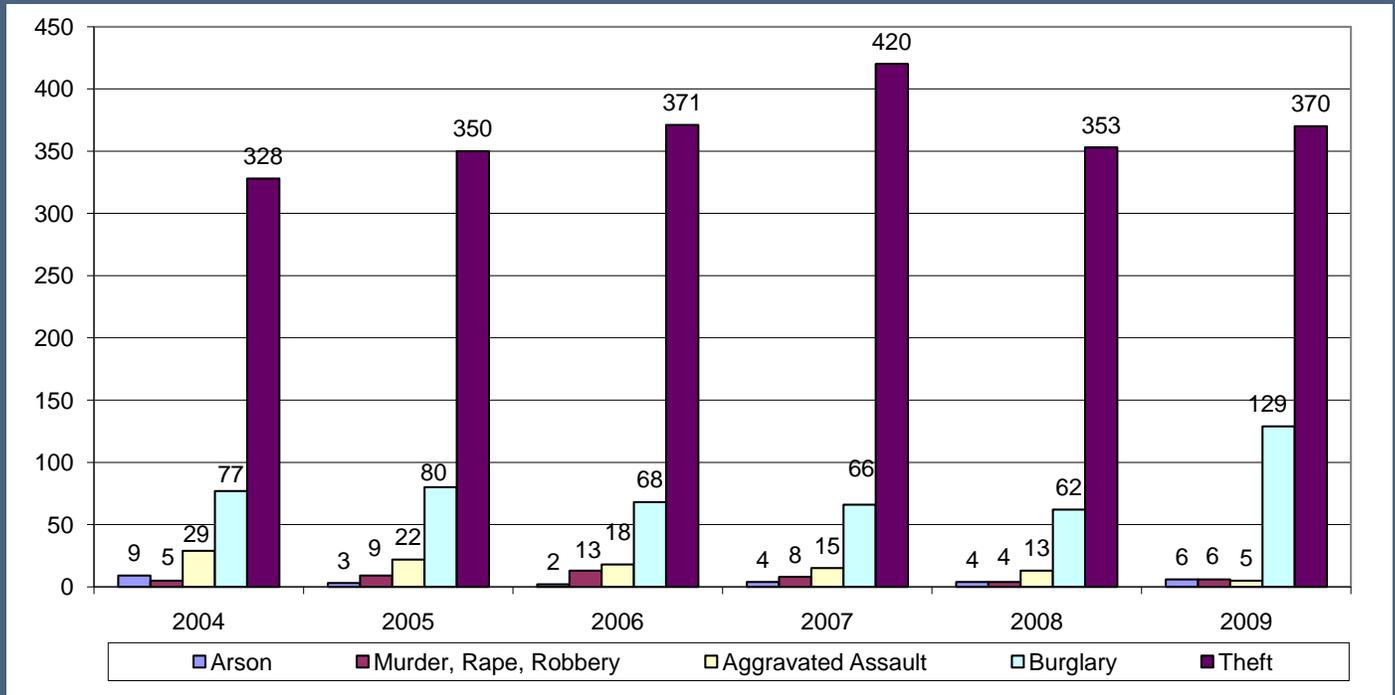
The Police Department is located at 1030 Foster City Blvd. For more information, please call the Police Department at (650) 286-3300 or email at police@fostercity.org. Additional information is also available on the City's website www.fostercity.org.

FIGURE 1-13: Comparison of Crime Rates in California, San Mateo County & Foster City (2008)



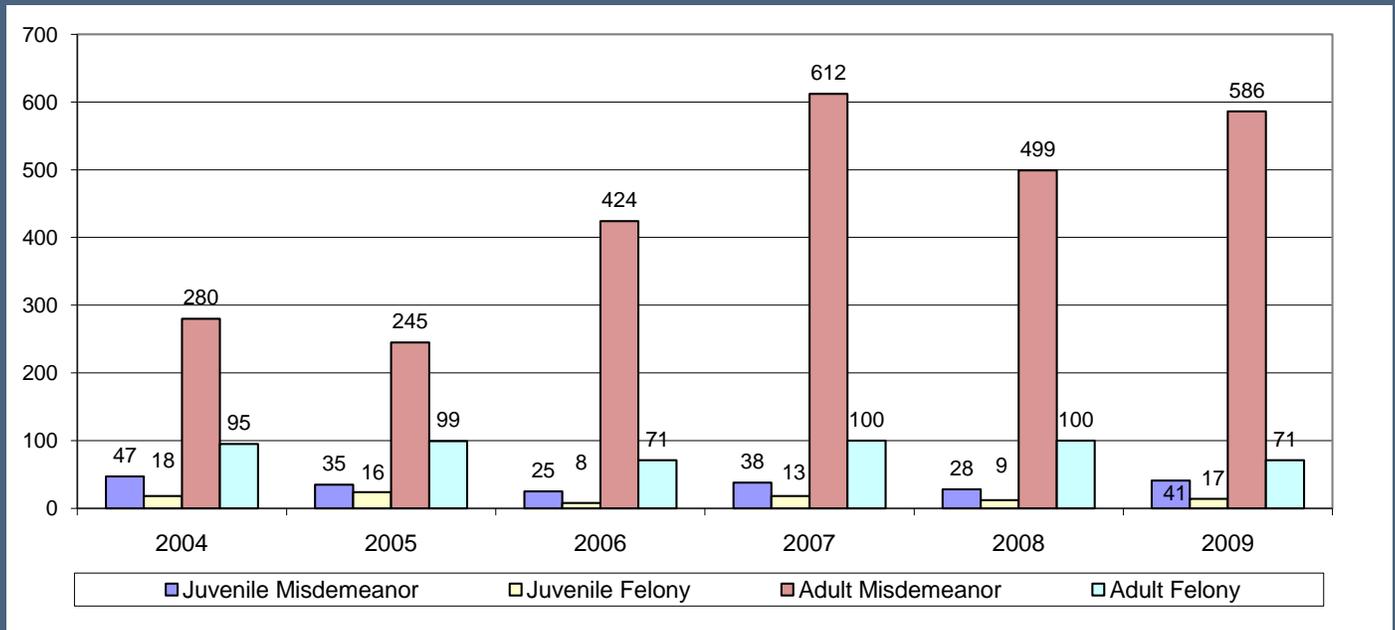
Source: California Office of the Attorney General

FIGURE 1-14: Major Crimes in Foster City (2004-2009)



Source: Foster City Police Department

FIGURE 1-15: Arrests in Foster City (2004-2009)



Source: Foster City Police Department

TABLE 1-8: FOSTER CITY PARKS

Park	Location	Acres
Arcturus Park	Arcturus Circle off of Polaris Ave.	0.75
Boat Park/Dog Park	Bounty Dr. and Foster City Blvd.	3.18
Boothbay Park	Boothbay Ave. and Edgewater Blvd.	11.21
Catamaran Park	Catamaran St. and Shell Blvd.	5.88
Edgewater Park	Edgewater Blvd. And Regulus St.	8.53
Erckenbrack Park	Niantic Drive	3.48
Farragut Park	Farragut Blvd. & Beach Park Blvd.	3.86
Gateshead Park	Baffin St. betw. Pitcairn & Edgewater	0.012
Gull Park	Gull Ave. betw. Mallard & Plover St.	3.14
Ketch Park	Betw. Schooner St. & Catamaran St.	1.60
Killdeer Park	Killdeer Ct. off of Gull Ave.	1.53
Leo J Ryan Park	E. Hillsdale Blvd. & Shell Blvd.	20.73
Leo Park	Leo Drive	0.015
Marlin Park	Marlin Dr. across from Pompano Cir,	3.13
Pompano Park	Pompano Circle	0.56
Port Royal Park	South end of Port Royal Ave.	3.98
Sea Cloud Park	Pitcairn & Sea Cloud Way	23.90
Shad Park	Between Shad Ct. & Bluefish Ct.	2.16
Sunfish Park	Between Mullet & Sunfish	2.41
Turnstone Park	Turnstone Court	1.53
TOTAL		102.72

Parks and Recreation Department

The Parks and Recreation Department is located in the Recreation Center at 650 Shell Boulevard. The northern portion of the building includes the Foster City Senior Wing.

The mission of the Parks and Recreation Department is to create community through people, parks and programs. The Department consists of four divisions: Parks, Recreation, Buildings, and Vehicles. The Department's programs protect and monitor the environmental and economic resources, facilitate community problem solving and build upon community pride while providing a variety of parks and recreation services in the community.

Foster City boasts of more than 100 acres of park and open space land including bike paths, dog exercise areas, a lighted softball field, numerous soccer and youth baseball fields, tennis courts, basketball courts, bocce ball courts, picnic facilities, par courses, and a wildlife refuge. In addition to the 102.72 acres of parks listed in Table 1-8, the City also has a pedway system that is located on the periphery of Foster City along the Belmont Slough and San Francisco Bay. The pedway is seven linear miles from start to finish.

The City's Teen Center, The Vibe, is located at 670 Shell Boulevard, at the south end of the Recreation Center parking lot. It includes drop in hours as well as programmed activities. The Skate Park is located adjacent to The Vibe.

For more information, please contact the Recreation Center at (650) 286-3380 or the Senior Wing at (650) 286-2585 or through email at recreation@fostercity.org.

The Parks and Recreation Department also has information on parks and classes offered through the Recreation Department on the City's website at www.fostercity.org.



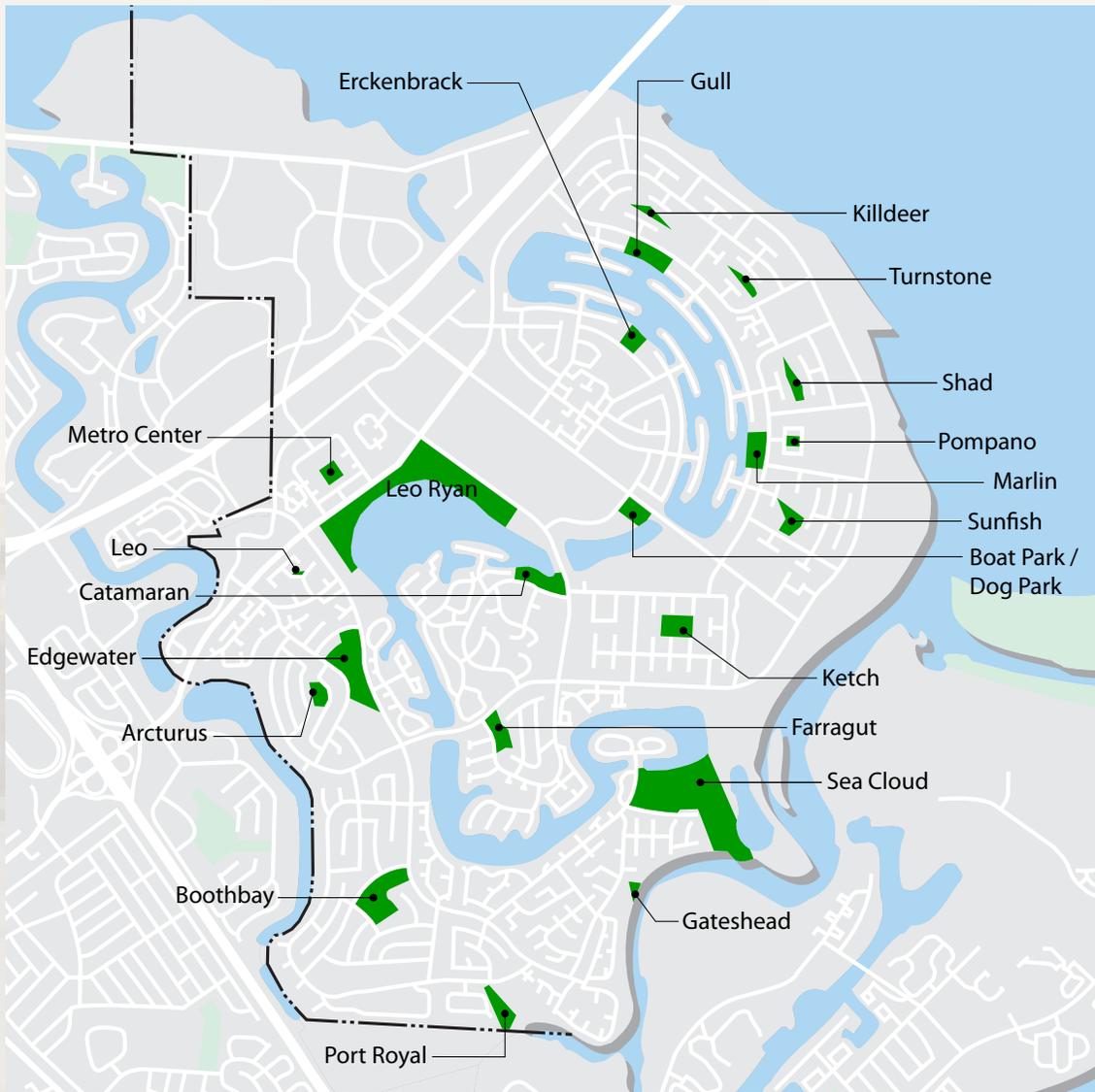


FIGURE 1-16: Map of Foster City Parks

Community Development Department

The Community Development Department serves to guide the physical development and redevelopment of the City while protecting and maintaining the quality of its physical environment. The department is located in the City Hall building and is organized into two divisions: the Planning / Code Enforcement Division and the Building Inspection Division. The Planning / Code Enforcement Division also manages the affordable housing programs of the Community Development Agency.

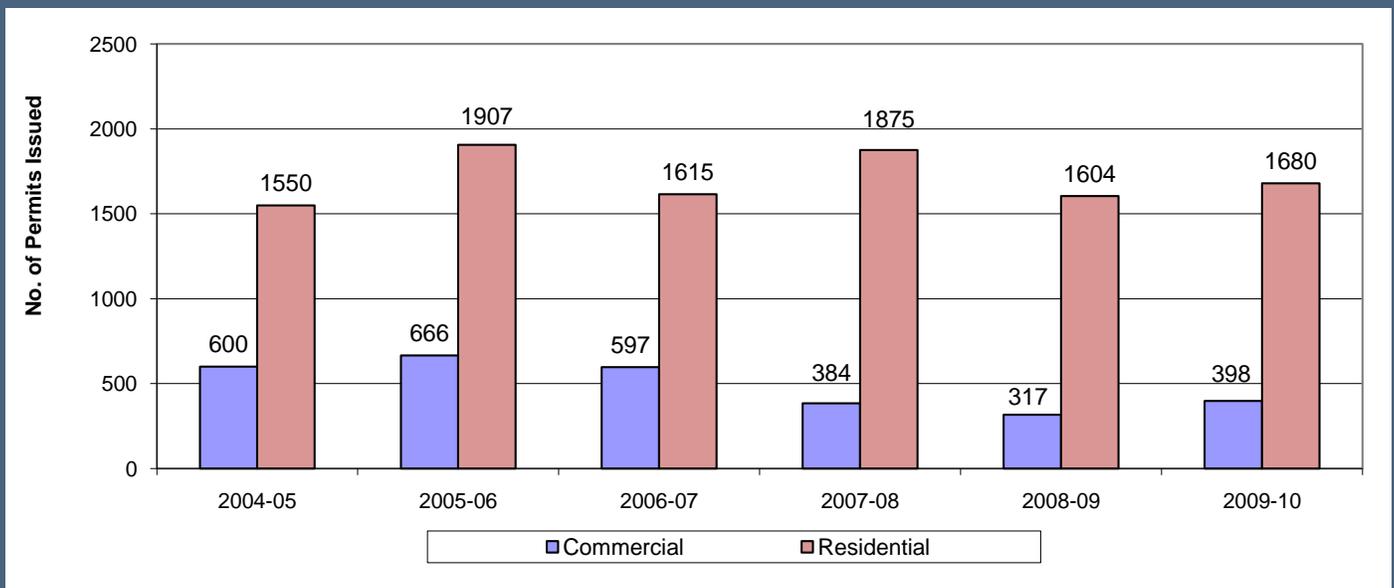
The Building Inspection Division is responsible for ensuring that all construction projects permitted within the City comply with the Uniform Building Codes, the Foster City Municipal Code and all other applicable codes and regulations.

The Planning / Code Enforcement Division is responsible for long term planning regarding growth and development of the City, for reviewing and processing applications for all development proposals, and for maintaining the appearance of the community.

The Code Enforcement program ensures that the standards and laws of the City are enforced to assure that the City's safety, health, welfare and aesthetic values are observed.

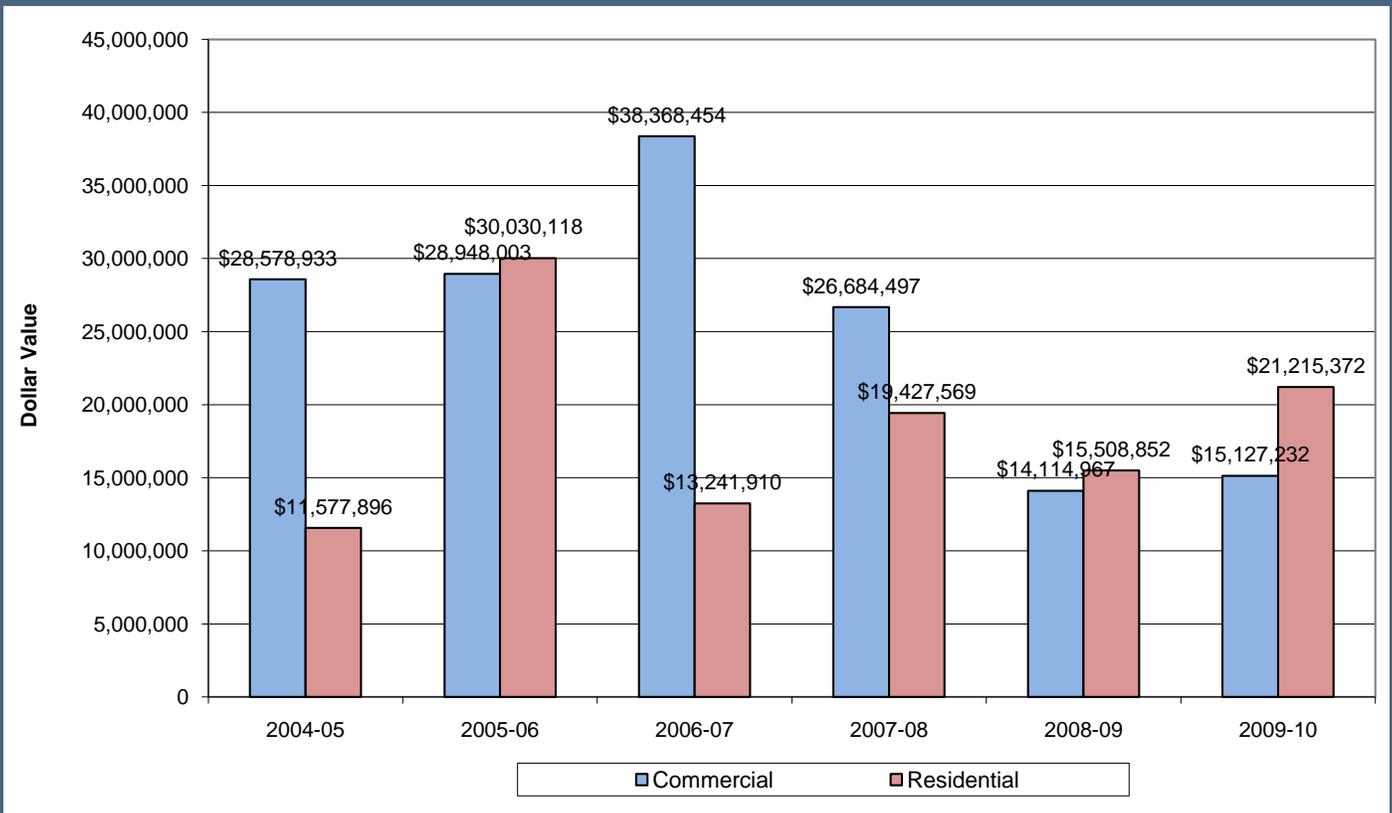
For more information, please contact the Community Development Department at (650) 286-3225 or through email at cdd@fostercity.org. Permits, forms and additional information are available on the City's website at www.fostercity.org.

FIGURE 1-17: Building Permits Issued (FY 2004-05 to 2009-10)



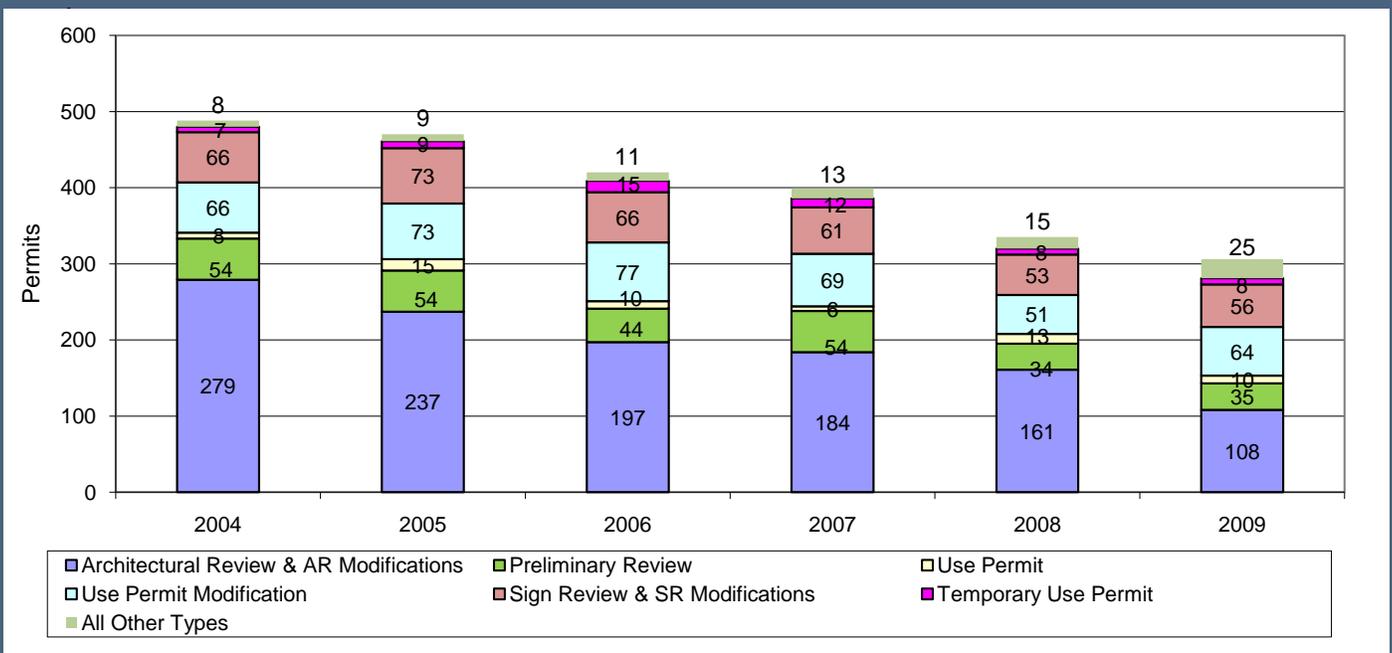
Source: Foster City Building Inspection Division

FIGURE 1-18: Building Permit Valuation (FY 2004-05 to 2009-10)



Source: Foster City Building Inspection Division

FIGURE 1-19: Planning/Code Enforcement Division Permits Processed (2004-09)



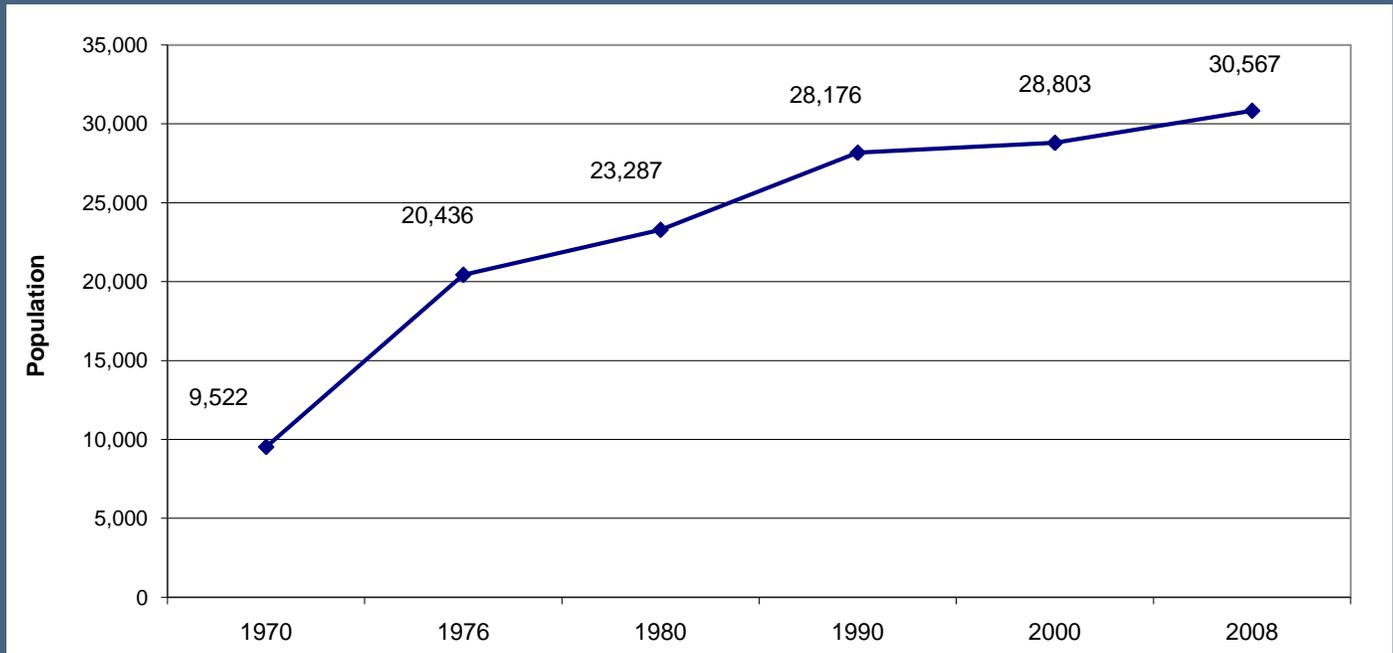
Source: Foster City Community Development Department

Population

Foster City was virtually undeveloped in 1961, experienced significant population growth in the 1970s and 1980s, then grew at a much slower pace during the 1990s and to the present. Between 2000-2010, the City grew about

6.7 percent in population, consistent with the 6.7 percent growth in San Mateo County, but at a slower rate than the 14.1 percent growth in California. As of the 2010 Census, the population of Foster City was 30,567.

FIGURE 1-20: U.S. Census - Foster City Population Growth (1970-2008)



Source: U.S. Census, 1970-2010

Ethnicity

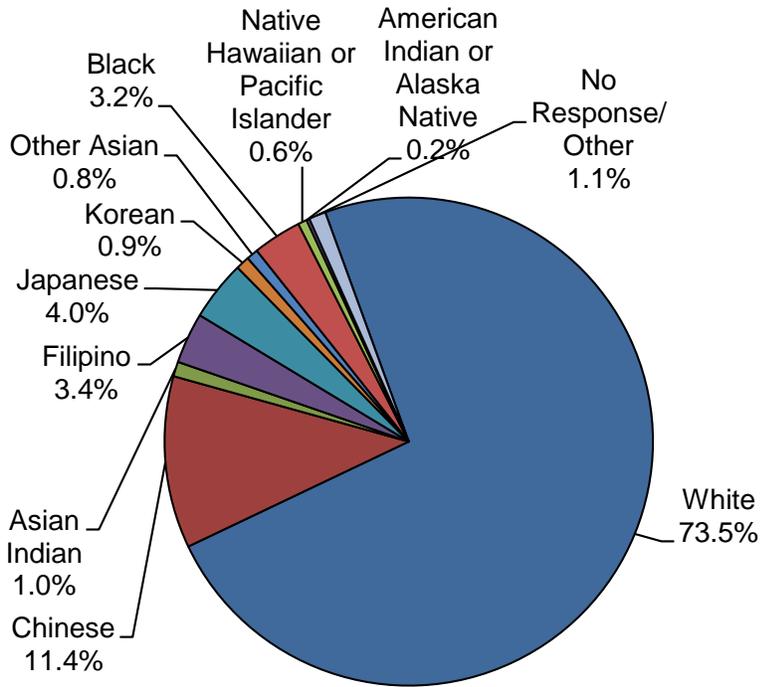
Over the years, the population of Foster City has become increasingly diverse. The white population declined from approximately 73.5 percent in 1990 to 50.5 percent in 2008. This compares to the 2008 figures of 61.3 percent white in San Mateo County and 56.4 percent white in the nine-county San Francisco Bay Area.

As indicated in Figures 1-22 and 1-23, the largest increase since 1990 was of people identifying themselves as Asian. The total Asian population has grown from 22.0 percent in 1990 to 42.3 percent in 2008. Specifically, between 1990 and 2008, the Chinese population has grown from 11.4 percent to 16.8 percent, Asian Indian from 1.0 percent to 8.6 percent, Filipino from 3.4 percent to 6.9 percent and Korean from 0.9 percent to 2.6 percent.

Note about the Census Data:

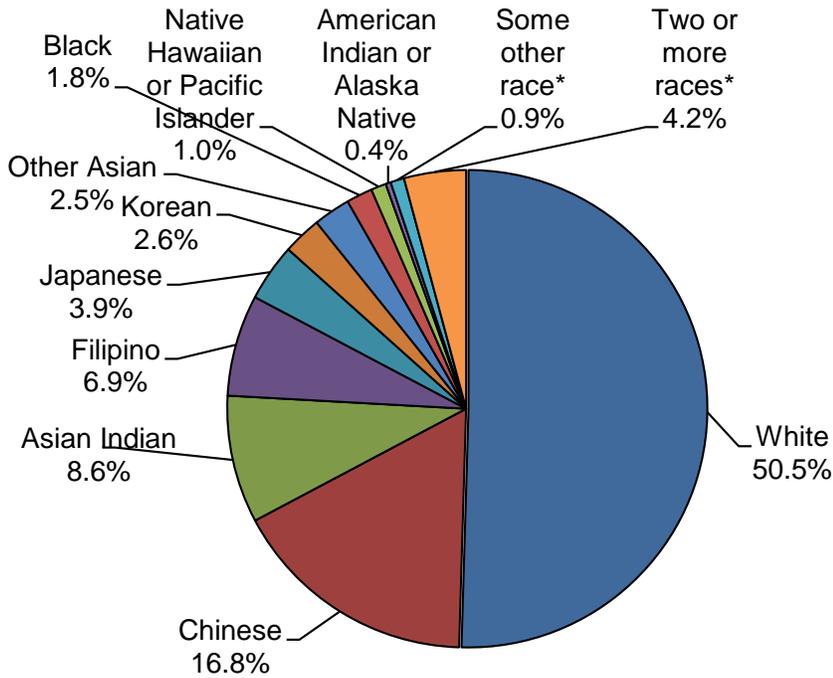
As of this writing, detailed data from the 2010 Census has not been released. The U.S. Census American Community Survey, 2008 remains the most detailed data source at this time.

FIGURE 1-21: Persons by Race (1990)



Source: U.S. Census, 1990

FIGURE 1-22: Persons by Race (2008)



Source: U.S. Census American Community Survey, 2008

TABLE 1-9: PERCENTAGE OF PERSONS BY RACE (1990-2008)

	1990	2000	2008
White	73.5%	59.3%	50.5%
Black	3.2%	2.1%	1.8%
Chinese	11.4%	16.3%	16.8%
Asian Indian	1.0%	5.7%	8.6%
Filipino	3.4%	3.3%	6.9%
Japanese	4.0%	4.6%	3.9%
Korean	0.9%	1.2%	2.6%
Other Asian	0.8%	1.4%	2.5%
Native Hawaiian or Pacific Islander	0.6%	0.6%	1.0%
American Indian or Alaska Native	0.2%	0.1%	0.4%
Some other race (category added in 2000)		1.2%	0.9%
Two or more races (category added in 2000)		4.1%	4.2%
No Response/Other	1.1%		
Total	100.0%	100.0%	100.1%

Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

Household Size

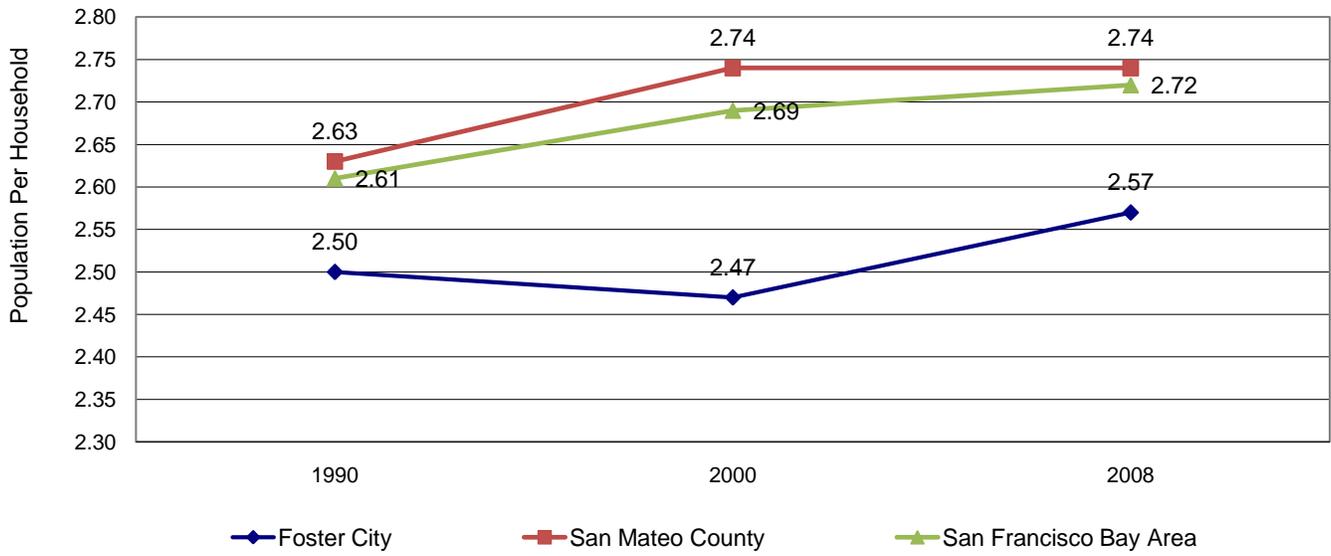
The household size in Foster City declined up to 2000 and then showed an increase between 2000 and 2008. This echoes trends in the County and Bay Area toward larger household sizes. Foster City's household size declined from 2.50 in 1990 to 2.47 in 2000, then increased to 2.57 in 2008. The household size for San Mateo County increased from 2.63 to 2.74 for 2000 and 2008. The household size for the Bay Area increased from 2.61 in 1990 to 2.69 in 2000 to 2.72 in 2008.

Household Types

The U.S. Census Bureau has two major categories of households: family and non-family. A family household consists of the householder and other people related through marriage, birth, or adoption. A non-family household consists of a householder who either lives alone or exclusively with persons unrelated to the householder.

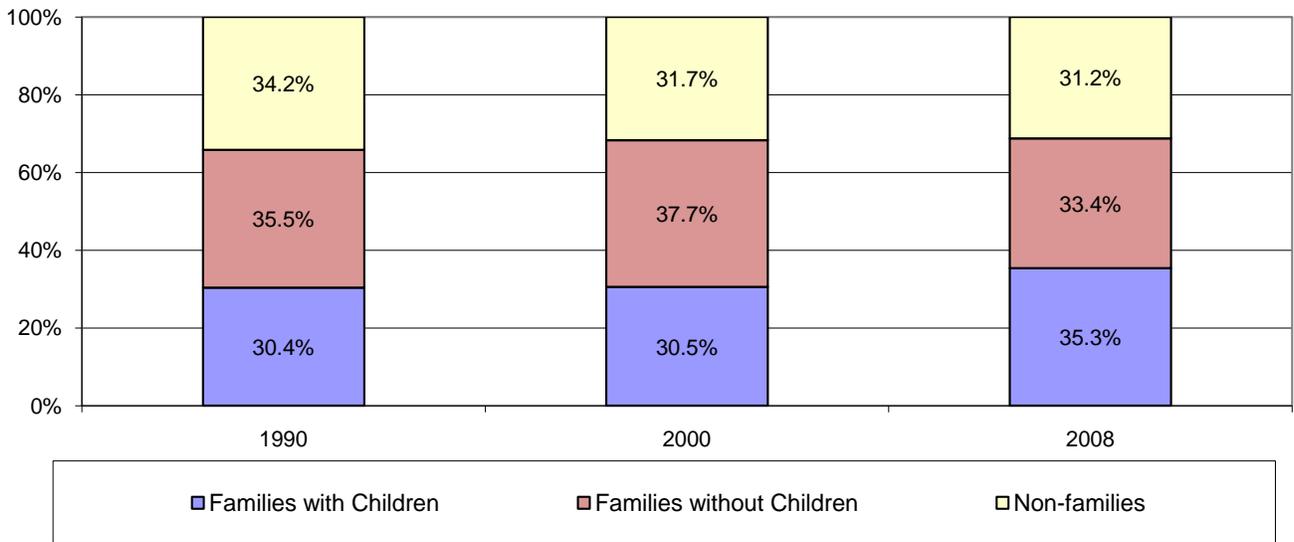
The percentage of families with children stayed fairly constant between 1990 and 2000 at approximately 30 percent and then increased to 35.3 percent in 2008. The percentage of families without children did increase from 35.5 percent in 1990 to 37.7 percent in 2000 and then declined to 33.4 percent in 2008. The percentage of non-families declined from 34.2 percent in 1990 to approximately 31 percent in 2000 and 2008.

FIGURE 1-23: Persons per Household (1990-2008)



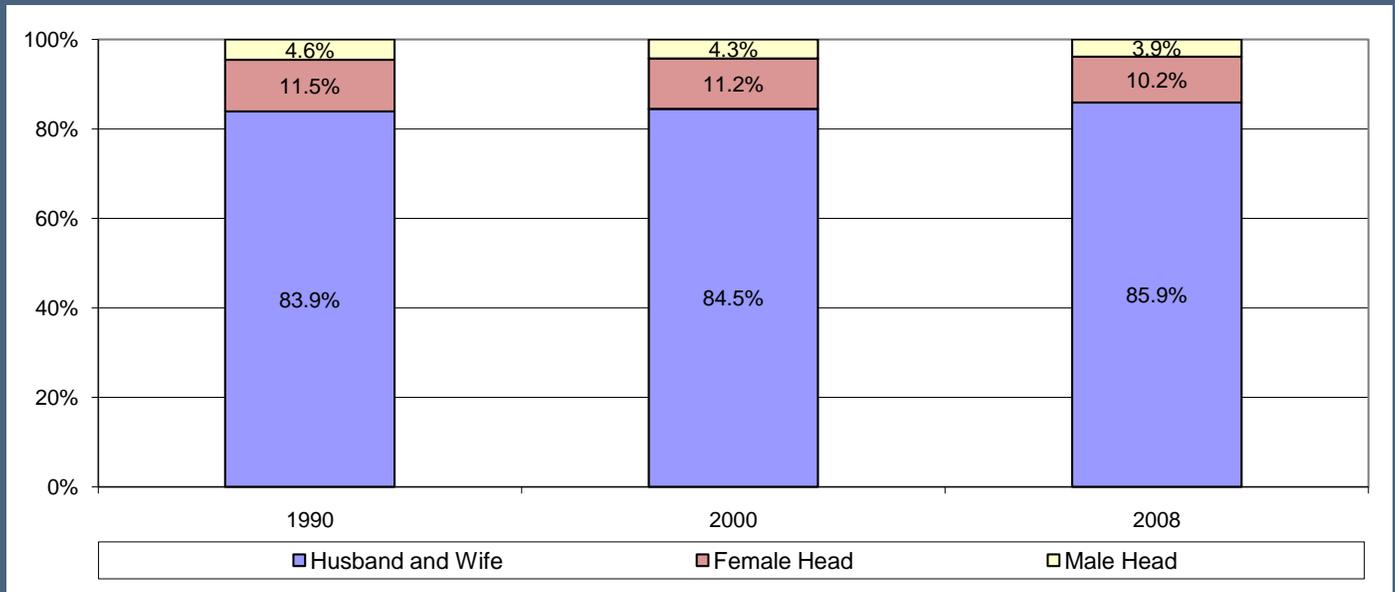
Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

FIGURE 1-24: Household Types (1990-2008)



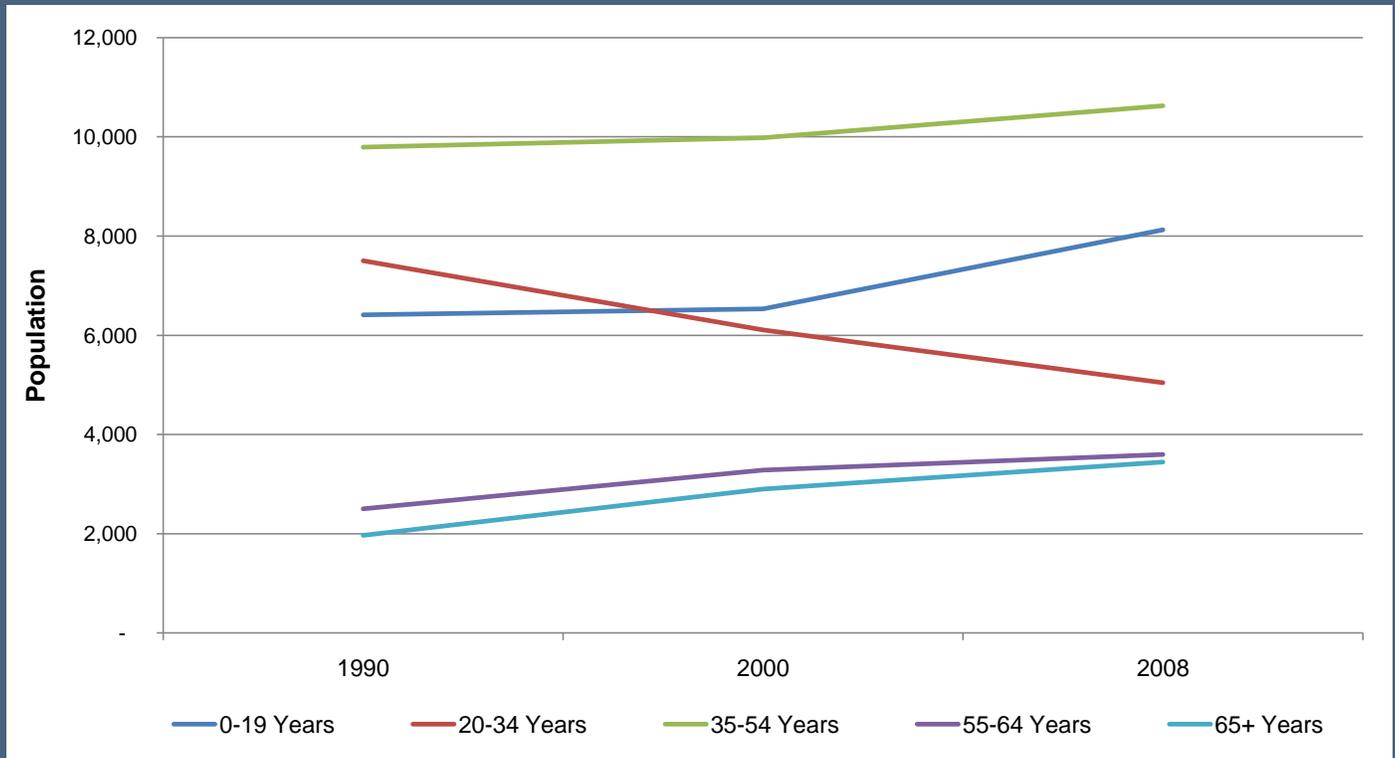
Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

FIGURE 1-25: Percentage of Families by Type (1990-2008)



Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

FIGURE 1-26: Population by Age (1990-2008)



Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

Family Types

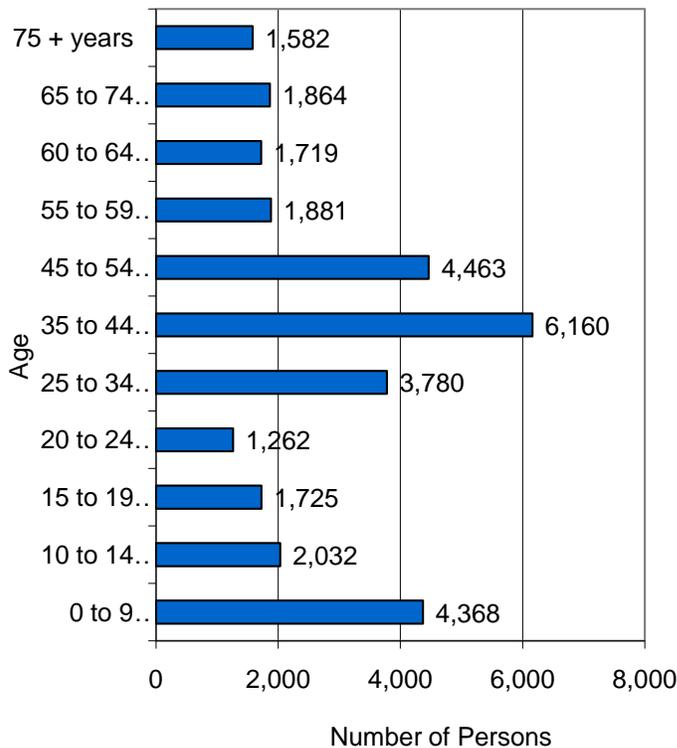
The Census Bureau classifies families into three categories: husband-wife married couple, female householder with no husband present, and male householder with no wife present. Compared to the total number of families, the proportion of husband-wife (or married couple) families increased from 83.9 percent in 1990, to 84.5 percent in 2000 and 85.9 percent in 2008. The proportion of female-headed families decreased from 11.5 percent in 1990, to 11.2 percent in 2000 and 10.2 percent in 2008. The proportion of families headed by a male with no wife present decreased from 4.6 percent in 1990, to 4.3 percent in 2000 to 3.9 percent in 2008.

Population by Age

In 2008, the largest age group was people ages 35 to 44 years old, followed by 45 to 54 years old and then the 0 to 9 year old group.

The most dramatic shifts since 1990 were a significant increase in the 0-9 year old group from 22.8 percent to 26.3 percent of the population and a decline in the 20-34 year old group from 26.6 percent to 16.4 percent. The 35-54 year old group remained nearly constant at about 34 percent. The 55-64 year old group increased from 8.9 percent in 1990 to 11.4 percent in 2000 and 11.7 percent in 2008. The 65+ group increased from 7.0 percent in 1990 to 10.1 percent in 2000 and 11.2 percent in 2008.

FIGURE 1-27: Population by Age (2008)



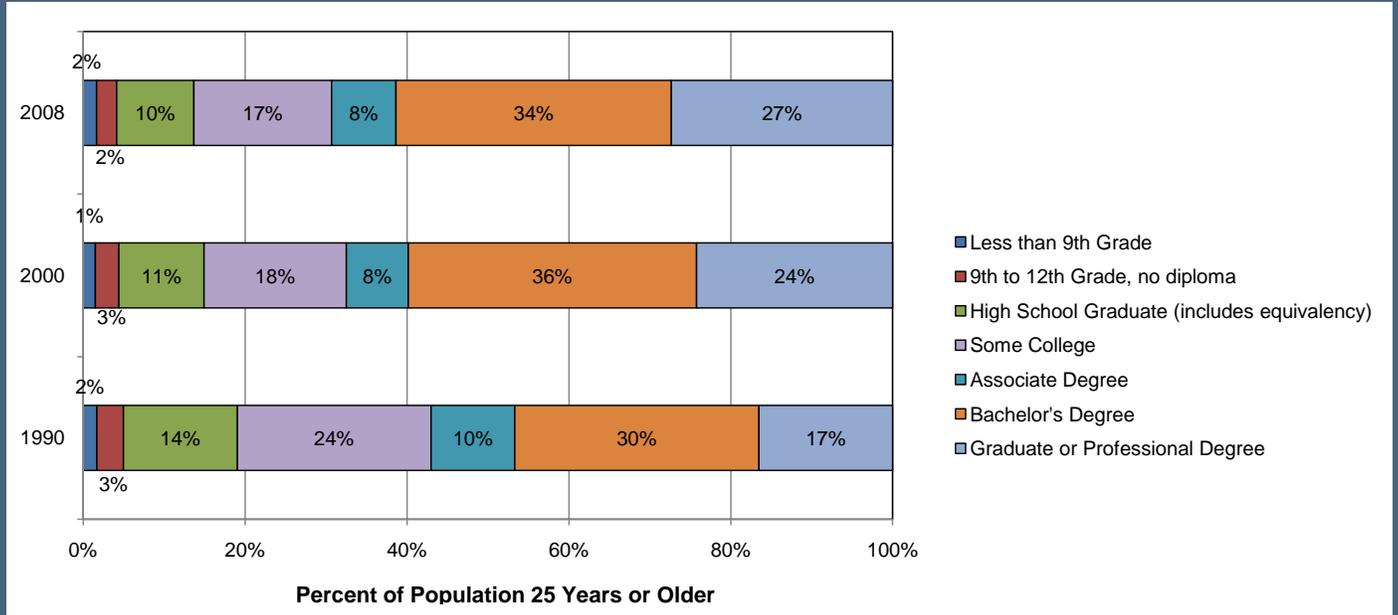
Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

Educational Attainment

The highest educational level attained has grown steadily. In 1990, 47 percent of all Foster City residents over the age of 25 had a bachelor's degree or higher. In 2000, this

percentage increased to 60 percent and to 61 percent in 2008. This percentage is much higher than San Mateo County where 43 percent of the population has obtained a Bachelors degree or higher in 2008.

FIGURE 1-28: Educational Attainment, 25 years or older (1990-2008)



Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

Language Spoken at Home

The primary language spoken at home has shifted since 1990. Of the people 5 years and older, 74.6 percent spoke English at home in 1990 compared to 57.6 percent in 2008, with the largest increase in Asian languages from 14.7 percent in 1990 to 25.8 percent in 2008. The percentage of those who speak English less than "very well" increased from 9.1 percent in 1990 to 14.0 percent in 2000 and then dropped to 13.3 percent in 2008.

Figure 1-30 shows the number of people 5 years and older who speak various languages at home for 1990, 2000 and 2008.

Figure 1-31 shows, for 2008, the percentage of the population (5 years and older) by their language spoken at home for people who speak English less than "very well" in both Foster City and San Mateo County. In Foster City, the largest group who speak English less than very well includes 9.2 percent who speak an Asian language at home. In San Mateo County, the largest group who speak English less than very well includes 8.9 percent who speak Spanish at home. Overall, 13.3 percent of the population over 5 years old in Foster City speak English less than very well, compared to 18.0 percent in San Mateo County.

FIGURE 1-29: Language Spoken at Home for Percent of Population 5 Years and Over (1990-2008)

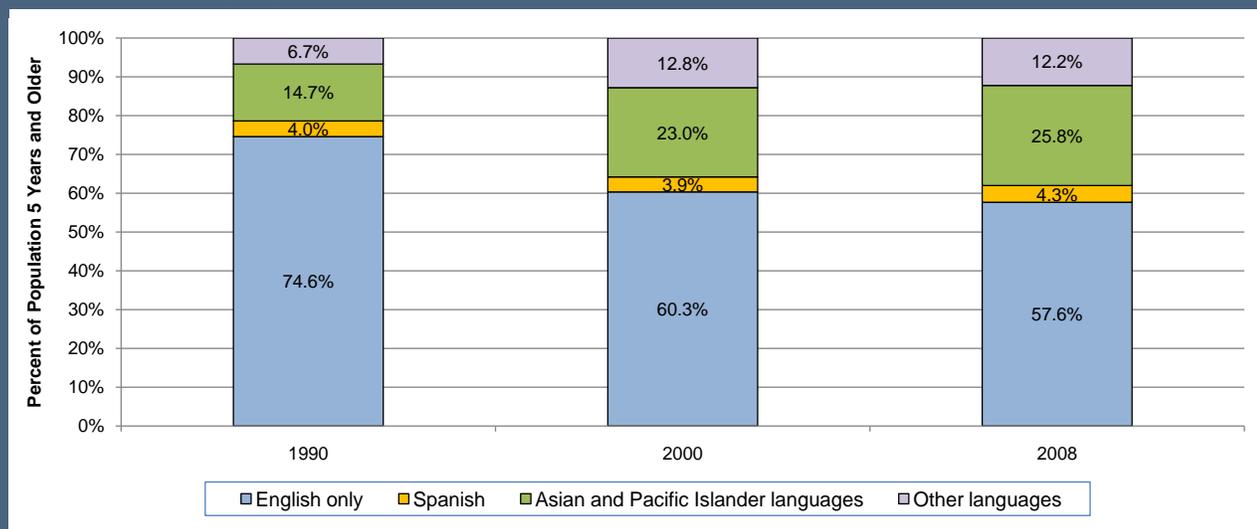


FIGURE 1-30: Language Spoken at Home for Persons 5 Years and Over (1990-2008)

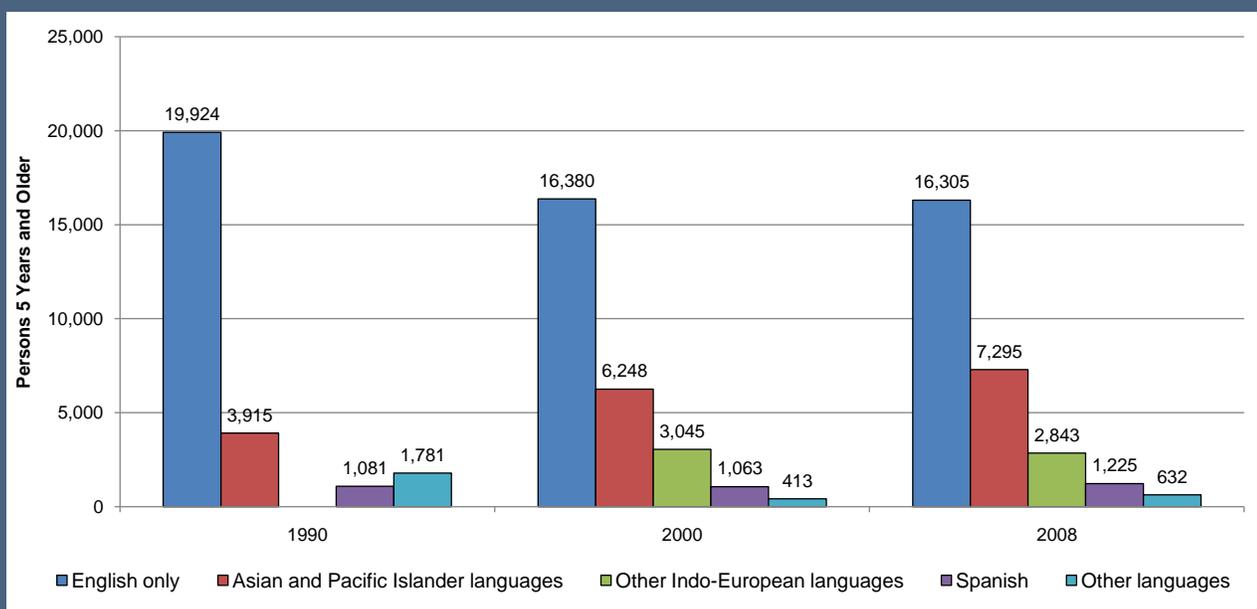
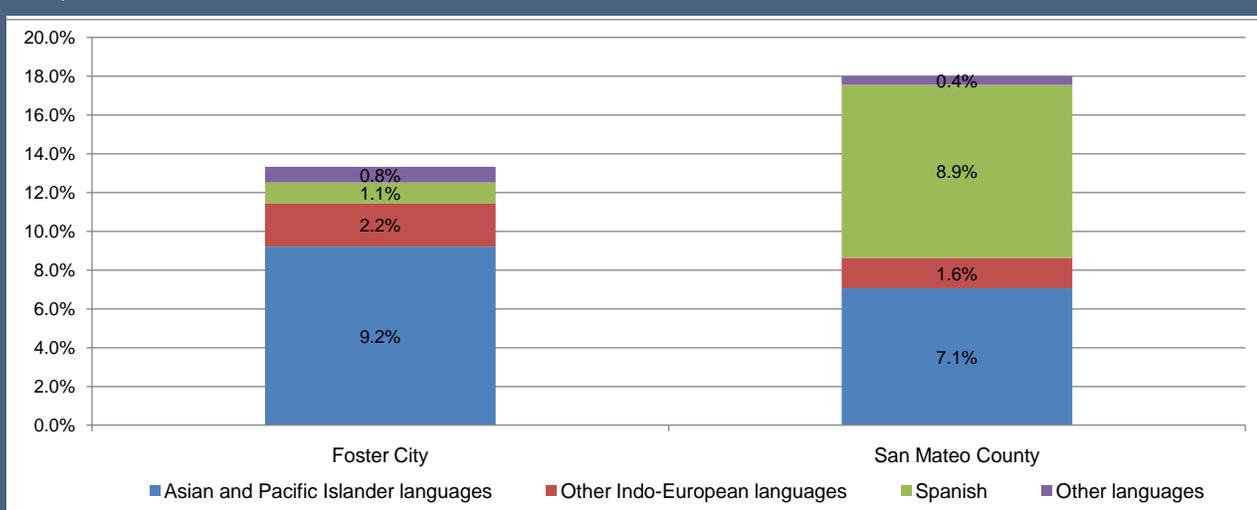


FIGURE 1-31: Language Spoken at Home for Persons 5 Years and Over Who Speak English Less than "Very Well" (2008)



Source: U.S. Census, 1970-2000; U.S. Census American Community Survey, 2008

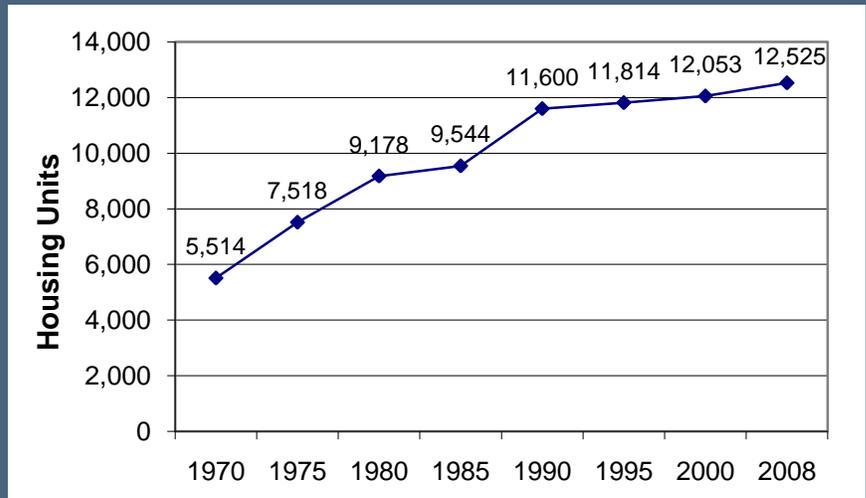


Housing

Housing Unit Growth

Housing unit growth from 1970 to 1990 was rapid, compared to growth from 1990 to 2008. Growth averaged 314 units per year between 1970 and 1990 with an average of 25 units per year between 1990 and 2000. Additional housing unit growth is projected as the City endeavors to provide its fair share of the housing needs in the region, as calculated by the Association of Bay Area Governments, consistent with State requirements.

FIGURE 1-32: Housing Unit Growth (1970-2008)

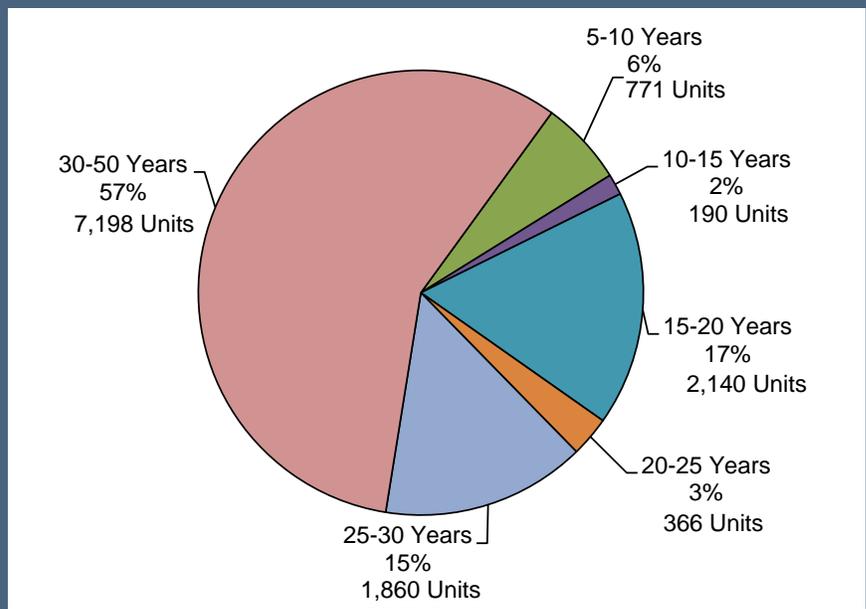


Source: Community Development Department

Age of Housing

The age of Foster City's housing is illustrated in the chart below, with 57 percent of the homes between 30-50 years old. The first homes in Foster City were completed in 1963.

FIGURE 1-33: Age of Housing (2008)

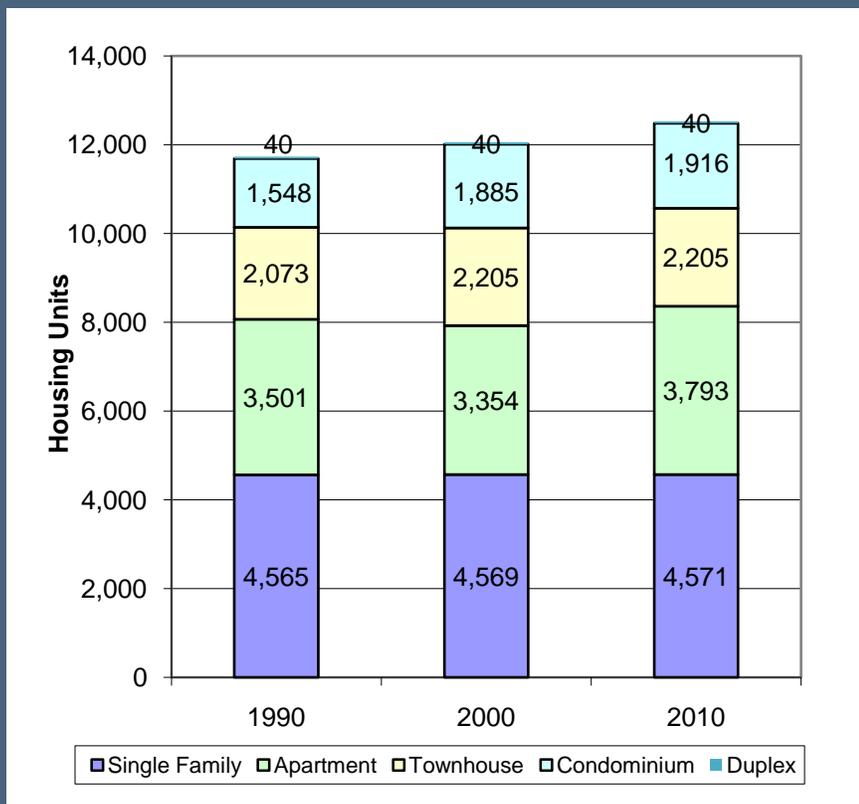


Housing Mix

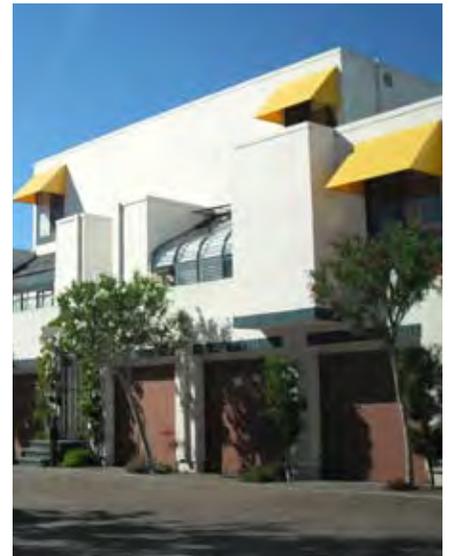
The diversity of housing types and sizes in the City provides a mix and range of choices. The original plan for Foster City included a mix of housing types. The projected amount of single-family housing was largely built prior to 1980, with the proportion of multifamily housing continuing to grow after 1980, consistent with the original Foster City Master Plan.

Of the total 12,525 housing units in 2010, single-family detached housing comprises the largest single type of housing in the City with 4,571 units or 36.5 percent. Multi-family comprises 63.5 percent of the housing in Foster City, including 3,793 apartments, 2,205 townhouses, 1,916 condominiums and 40 duplex units.

FIGURE 1-34: Housing Mix (1990-2010)



Source: Community Development Department

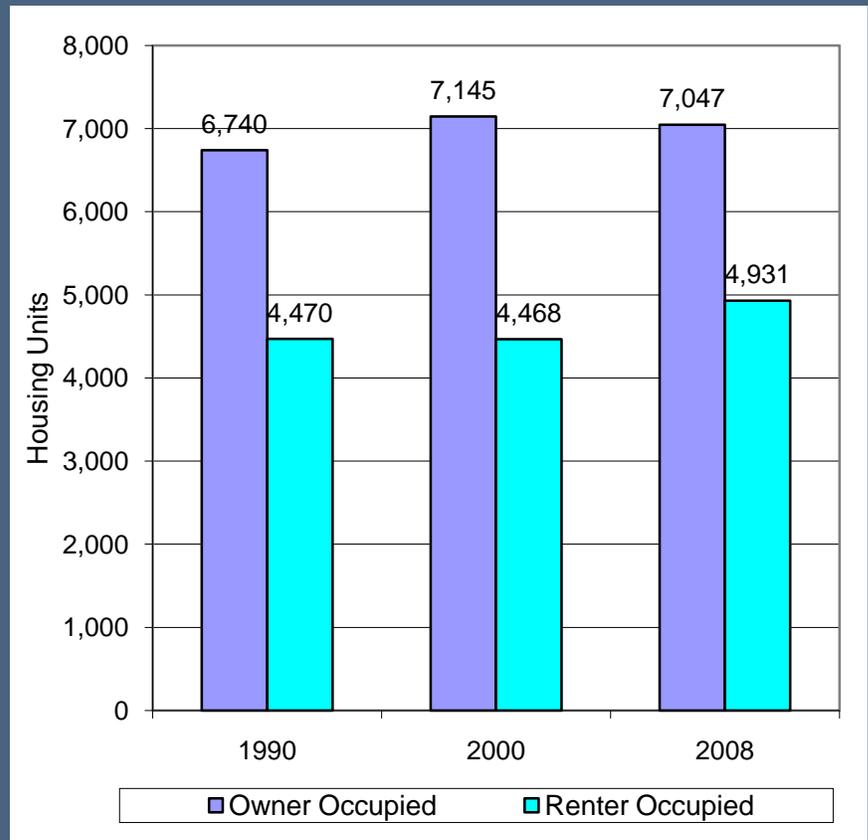




Renter / Owner Occupancies

The number of renter and owner occupied housing units is shown in Figure 1-35. The percentage of owner and renter occupied housing has remained almost constant from 1990 to 2008 with 60 percent to 62 percent owner-occupied housing.

FIGURE 1-35: Owner and Renter Occupied Housing (1990-2008)

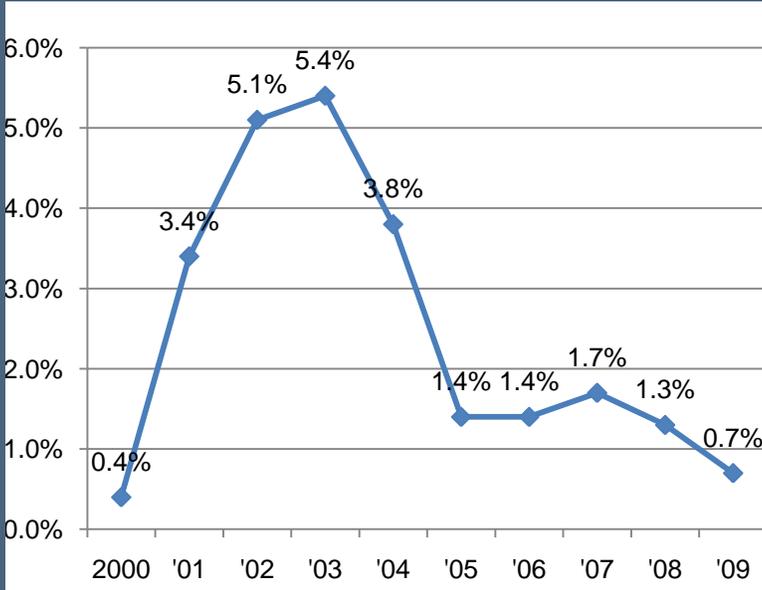


Source: U.S. Census (1990-2000), U.S. Census American Community Survey (2008)

Rental Housing

A measure of housing availability is the vacancy rate. The generally accepted ideal vacancy rate is 4.5 percent to 5.0 percent, which indicates a good balance between supply and demand in the housing market to allow normal turnover among households. As indicated in Figure 1-36, the rental vacancy rate in Foster City rose from 0.4 percent in 2000 to 5.4 percent in 2003 but has decreased since then to 0.7 percent in 2009.

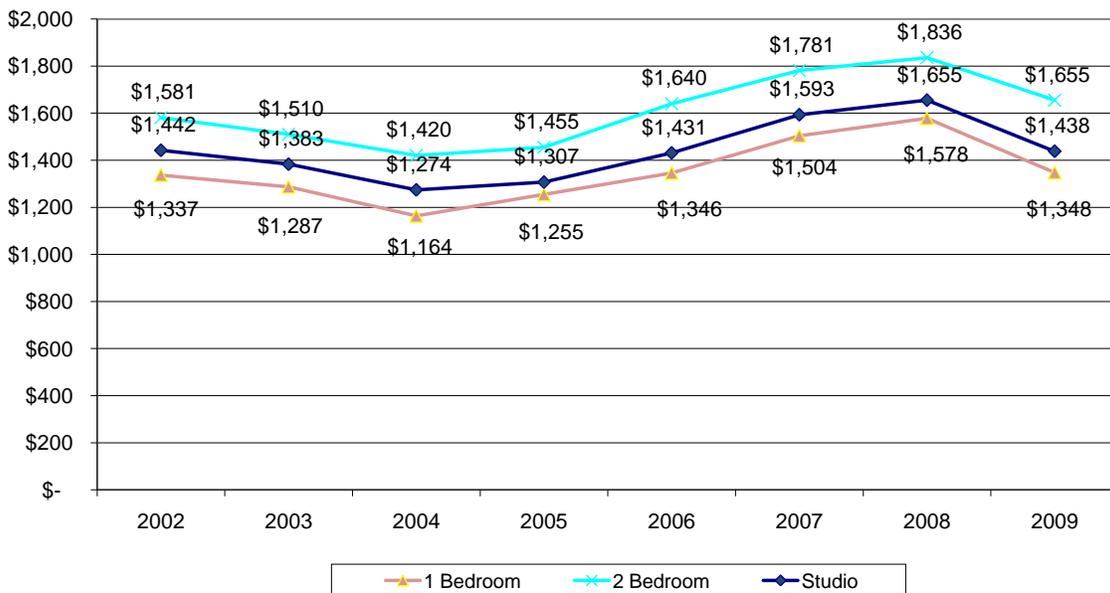
FIGURE 1-36: Rental Vacancy Rates (2000-2009)



Source: RealFacts

Rents dropped between 2002 to 2004 and then rose gradually to 2008, followed by a drop in 2009. In 2009, the average rent for a two-bedroom apartment was \$1,438.

FIGURE 1-37: Average Apartment Rents (2000-2009)



Source: RealFacts



FIGURE 1-38: Average Housing Sales Prices (2005-2009)



Source: San Mateo County Association of Realtors

Ownership Housing

Sales prices for ownership housing increased between 2005-2007 but then declined between 2007-2009, although single-family house prices did not decline as much as the prices in San Mateo County. In 2009, the average sales price for a single family home in Foster City was \$1,010,108 and for a condominium/townhouse was \$577,266.

Affordable Housing

Every city and county in California is required to have a Housing Element that contains the jurisdiction's policies and programs related to housing for its citizens. The original Master Plan, on which the City's General Plan is based, included provisions for a variety of housing types and prices. State law also requires each jurisdiction to include provisions for housing that is affordable to low-

and moderate-income households. Affordable housing is defined as housing that costs no more than 30 percent of the household's gross income. The income limits for households in the very low, low and moderate income categories are based on the median income for the County and are contained in Table 1-10. As of 2010, the City has 293 affordable units in affordable housing programs. The four basic affordable housing programs are: new unit construction, existing unit purchase, rehabilitation, and first-time homebuyer. For more information about eligibility for affordable housing, contact the Community Development Department at 650-286-3225 or cdd@fostercity.org. Information on affordable housing programs is also available on the City's website at www.fostercity.org.

TABLE 1-10: AFFORDABLE HOUSING INCOME LIMITS (2010)

Income Category	Household Size (Number of Persons)							
	1	2	3	4	5	6	7	8 or more
Extremely Low	\$22,600	\$25,800	\$29,050	\$32,250	\$34,850	\$37,450	\$40,000	\$42,600
Very Low Income	\$37,650	\$43,000	\$48,400	\$53,750	\$58,050	\$62,350	\$66,650	\$70,950
Lower Income	\$60,200	\$68,800	\$77,400	\$86,000	\$92,900	\$99,800	\$106,650	\$113,550
Moderate Income	\$83,500	\$95,450	\$107,350	\$119,300	\$128,850	\$138,400	\$147,950	\$157,500

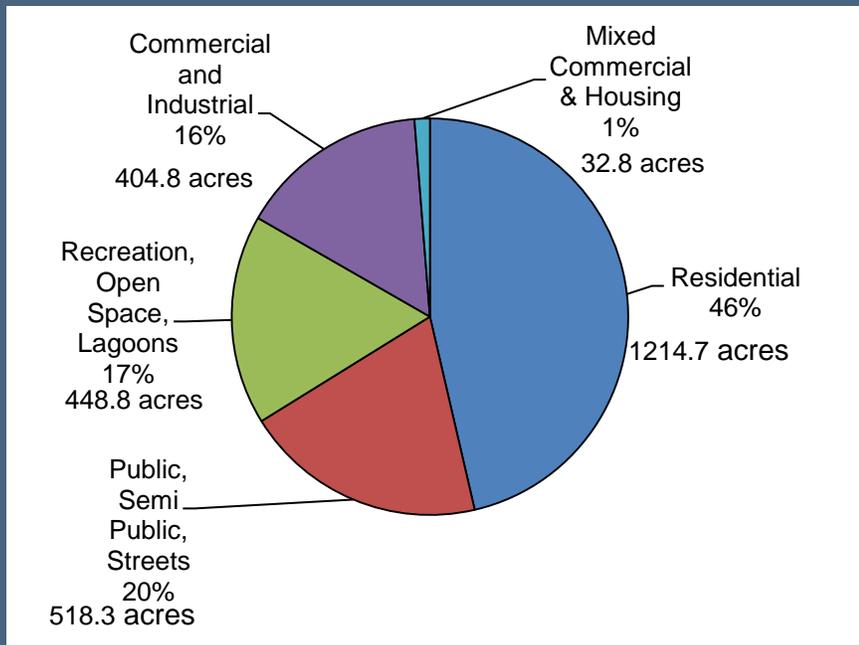
Source: California Department of Housing and Community Development

Land Use

Existing Land Use

The distribution of land uses as provided in the Foster City General Plan is shown in Figure 1-39. Since construction during the early years of Foster City was largely residential, the City has actively pursued commercial and light industrial development to achieve a more balanced mix of uses. Commercial, office, and industrial development not only provides a healthy and stable tax base, it also provides job opportunities within the City, which in turn can help reduce commuting by residents of Foster City and nearby communities.

FIGURE 1-39: General Plan Land Use (Acres) (2010)

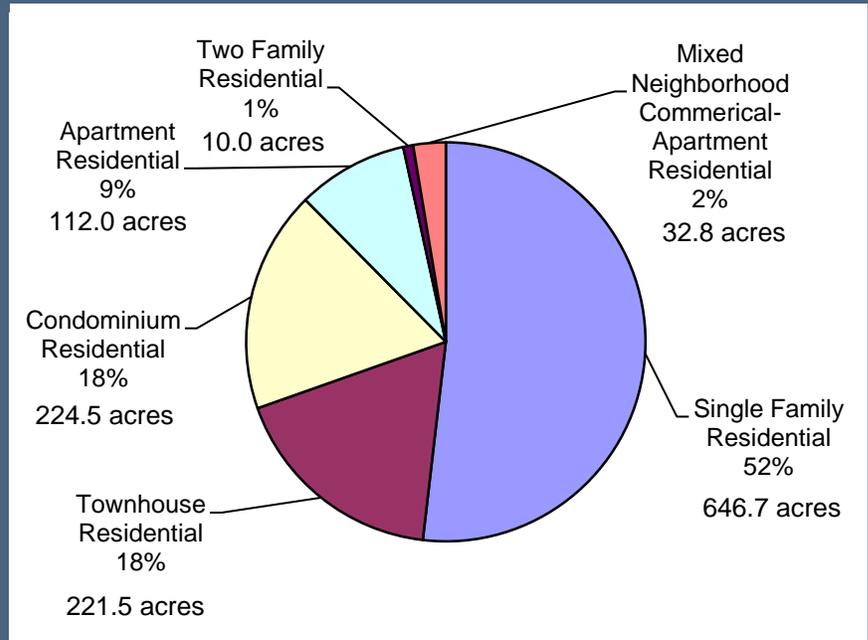




Residential Land Use

The majority of the residential land in the City is designated for single-family detached units (52%) as indicated in Figure 1-40. Condominiums and townhouses each comprise about 18 percent. Apartments comprise about nine percent. Land designated for two-family dwellings or duplexes comprises less than one percent of the residential land.

FIGURE 1-40: General Plan Residential Land Use (Acres) (2010)





Commercial and Industrial Land Use

Foster City’s commercial and industrial lands are nearly built out and, at the same time, some are undergoing redevelopment. The primary office area is Metro Center, which hosts the 22-story Metro Tower, as well as buildings hosting VISA International and Sony Computer Entertainment. Nearby on East Hillsdale Boulevard is the eight-story Parkside Towers.

The primary industrial/research and development lands are in Vintage Park, Chess-Hatch and Lincoln Centre. In Vintage Park, Gilead Sciences has received approval to expand its existing campus by removing some buildings and adding larger buildings.

In the Pilgrim-Triton area, currently an industrial/research and development area, plans have been approved for removal of the single-story office / industrial buildings and construction of a mixed use commercial/residential development. The first phase is under construction.

TABLE 1-11: EXISTING, APPROVED AND PROJECTED COMMERCIAL AND INDUSTRIAL SQUARE

	Office	Industrial/ Research & Development	Commercial	Hotel	Total
Existing	3,531,558	1,987,588	626,345	320,513	6,466,430
Approved*	266,000	303,430	30,000	0	599,430
Projected	601,000	0	98,300	0	699,300
Total	4,398,558	2,291,018	754,645	320,513	7,764,734

*Includes developments that have received General Development Plan approval, but may not have received Use Permit approval.

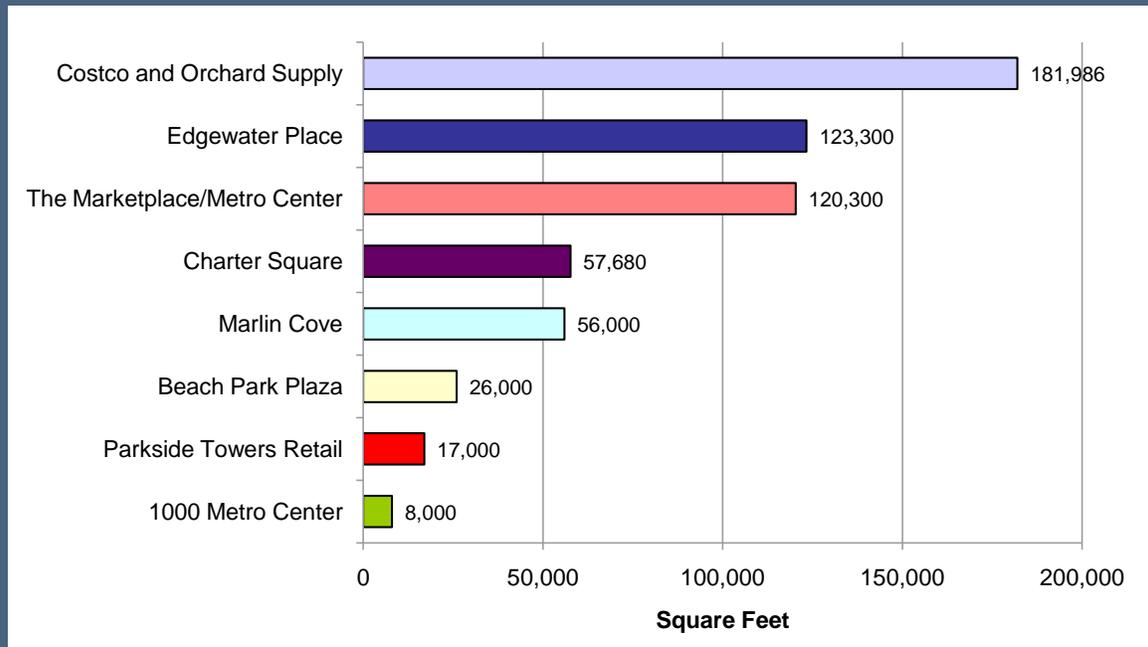
Source: Foster City Community Development Department

Shopping Centers

Foster City currently has six retail shopping areas: five neighborhood commercial centers and a more regional-serving retail area along Metro Center Boulevard that includes a Costco Wholesale and Orchard Supply Hardware Store.

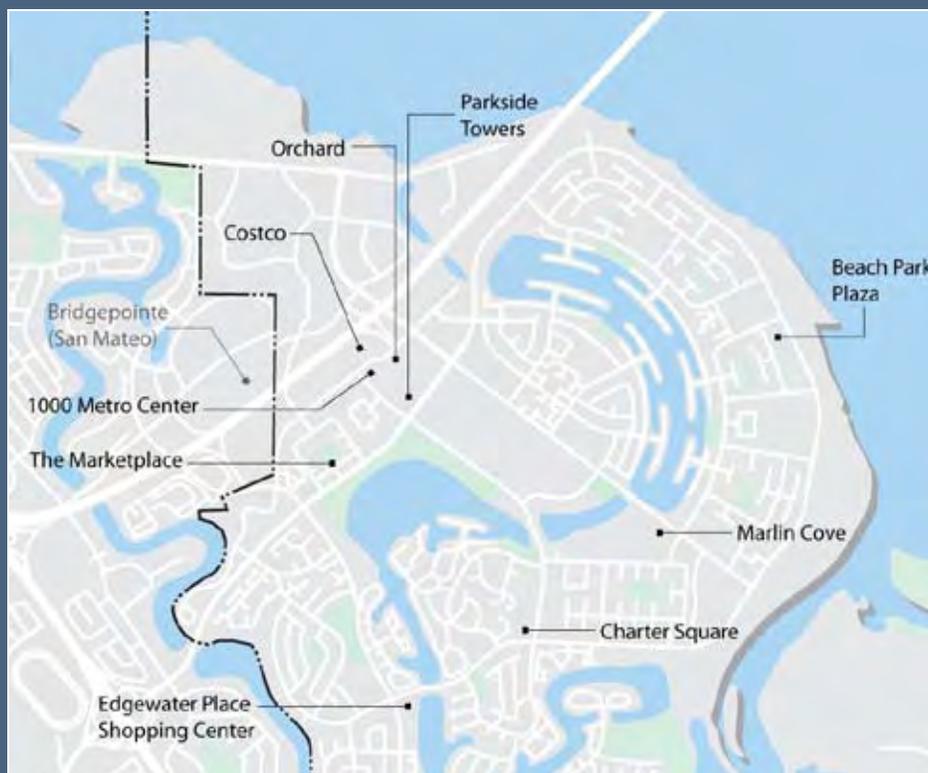
The five existing neighborhood commercial centers are located throughout the residential neighborhoods. The centers are intended to provide every City resident with convenience and close access to retail shopping which provides goods and services meeting their everyday needs.

FIGURE 1-41: Size Comparison of Shopping Centers in Foster City by Square Feet (2010)



Source: Community Development Department

FIGURE 1-42: Shopping Center Map



Economic Profile

Foster City is recognized for its close proximity to major transportation centers in the Bay Area such as the San Mateo Bridge, State Route 92, Highway 101, and the San Francisco Airport.

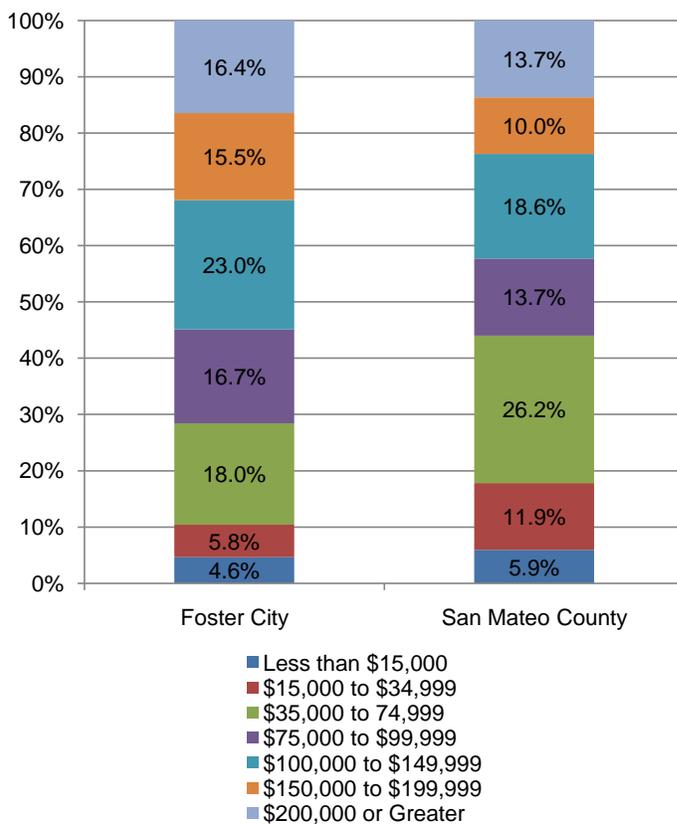
Foster City is attractive to businesses due to its location, amenities, strong economy, and skilled labor force. Several major corporations are located within Foster City, including Gilead Sciences, Applied Biosystems (part of Life Technologies), Electronics for Imaging, VISA International, Innovant, Sony Computer Entertainment and Quinstreet.

Income

The median household income in Foster City in 2008 was \$107,448, compared to \$84,684 for San Mateo County. The distribution of household income by income category is shown in Figure 1-43. More than half of the households (54.9%) in Foster City had an income over \$100,000, compared to 42.3 percent in San Mateo County.

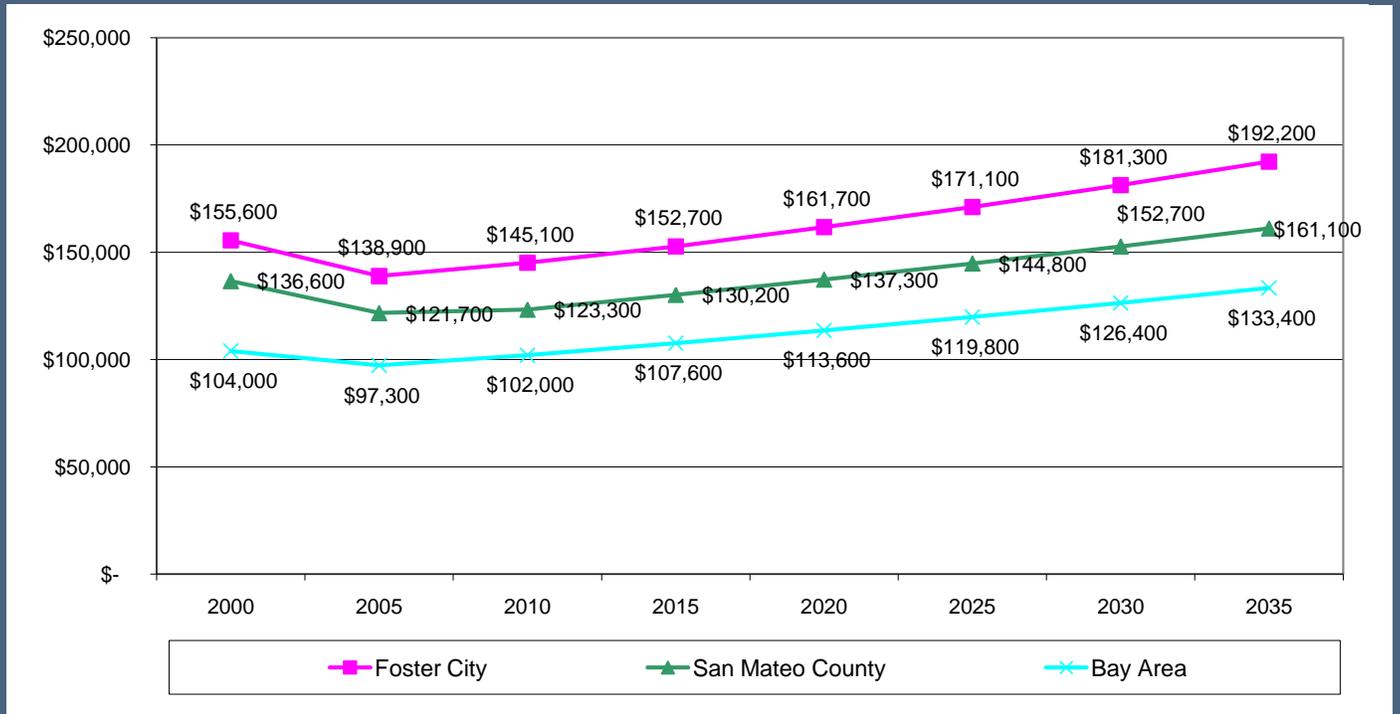
Foster City is projected to maintain a relatively high household income compared to San Mateo County and the Bay Area, as shown in Figure 1-44.

FIGURE 1-43: Percentage of Households per Income Category (2008)



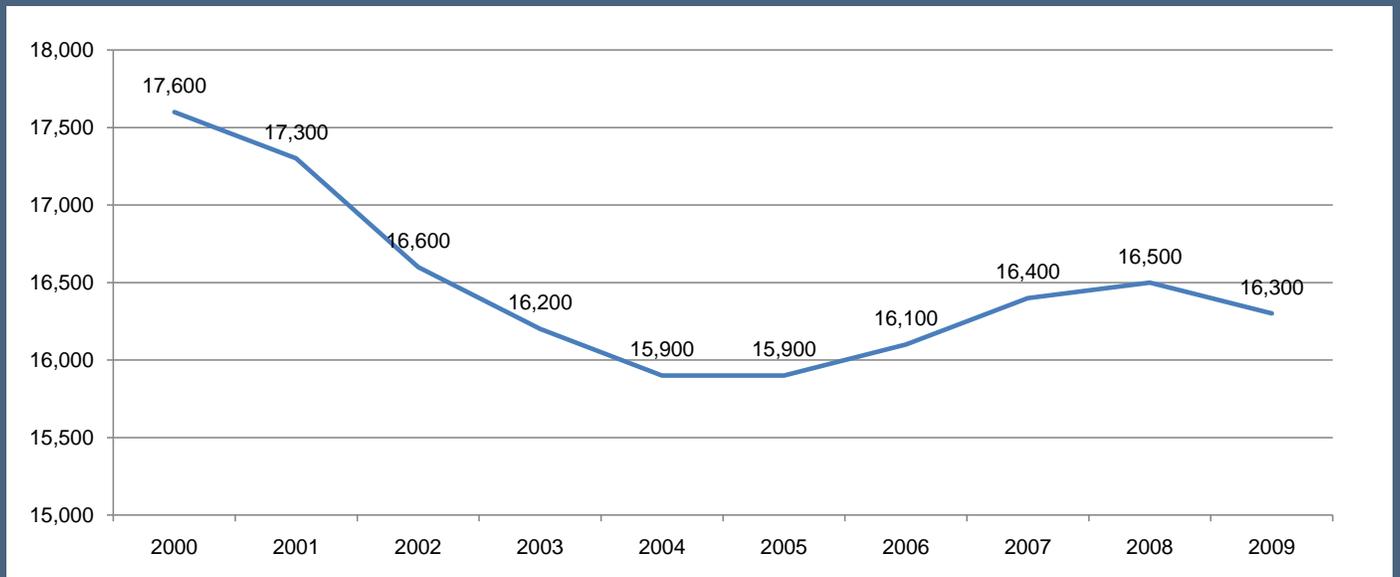
Source: U.S. Census American Community Survey 2008

FIGURE 1-44: Projected Mean Household Income (2000-2035)



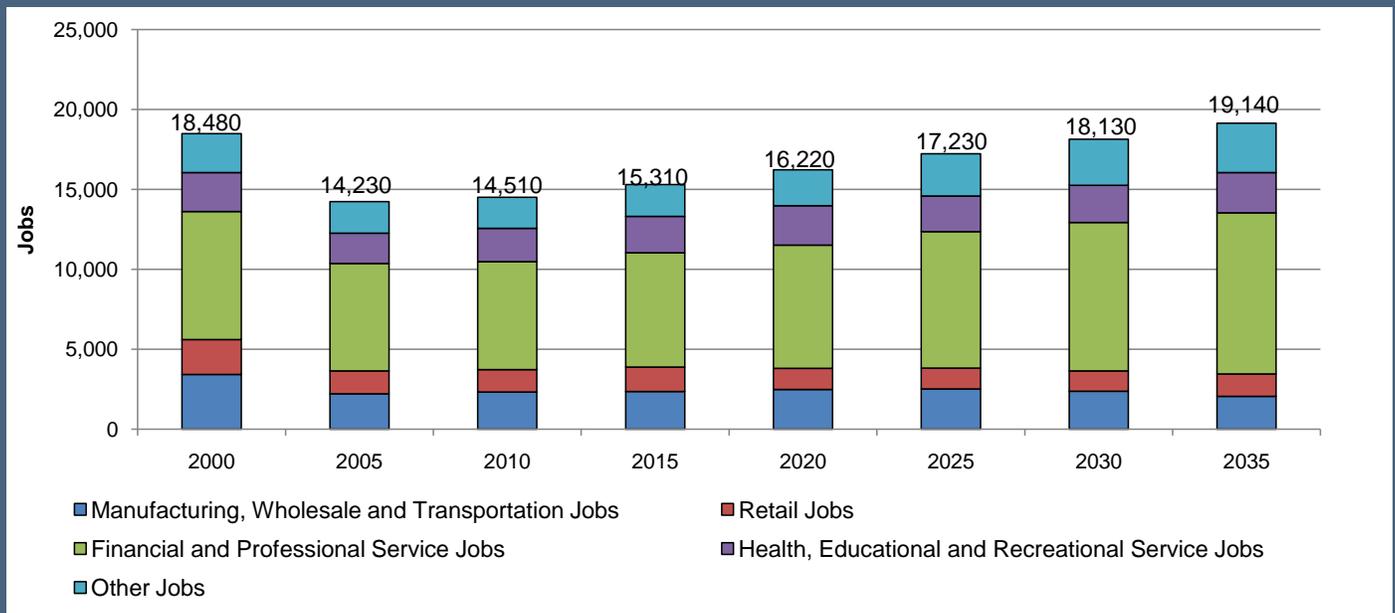
Source: Association of Bay Area Governments, Projections and Priorities: Building Momentum, 2009.

FIGURE 1-45: Foster City Resident Labor Force (2000-2009)



Source: California Employment Development Department

FIGURE 1-46: Projected Jobs (2000-2035)



Source: Association of Bay Area Governments, Projections and Priorities: Building Momentum, 2009.

Labor Force

The resident labor force is defined as the population sixteen years of age or older, having the potential for active work for wages. The labor force declined since 2000 to a low of 15,900 in 2004-2005, then increased to 16,500 in 2008 but dropped to 16,300 in 2009.

Jobs

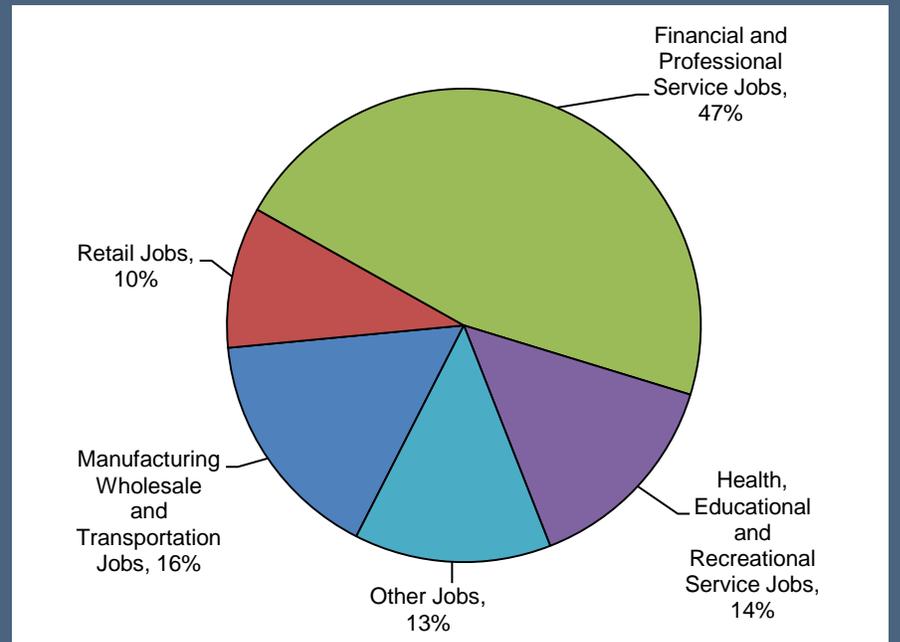
During the initial stages of Foster City’s growth, development was primarily residential. However, starting in 1980 several industrial and office complexes began construction. The original Foster City Master Plan called for office and industrial development north of East Hillsdale Boulevard. The context of the original master plan has been followed and most of the employment centers are located in the northern and northeastern portions of the city. The Association of Bay Area Governments (ABAG) has projected that the number of jobs in Foster City will increase from 14,230 in 2005 to 19,140 in 2035, with most of the growth in the Financial and Professional Service Jobs sector.

Jobs and Occupations by Sector

The largest jobs sector in Foster City jobs is the Financial and Professional Service Sector at 47 percent. This is followed by Manufacturing, Wholesale and Transportation sector with 16 percent of jobs, then Health, Education and Recreational Service sector with 14 percent of jobs.

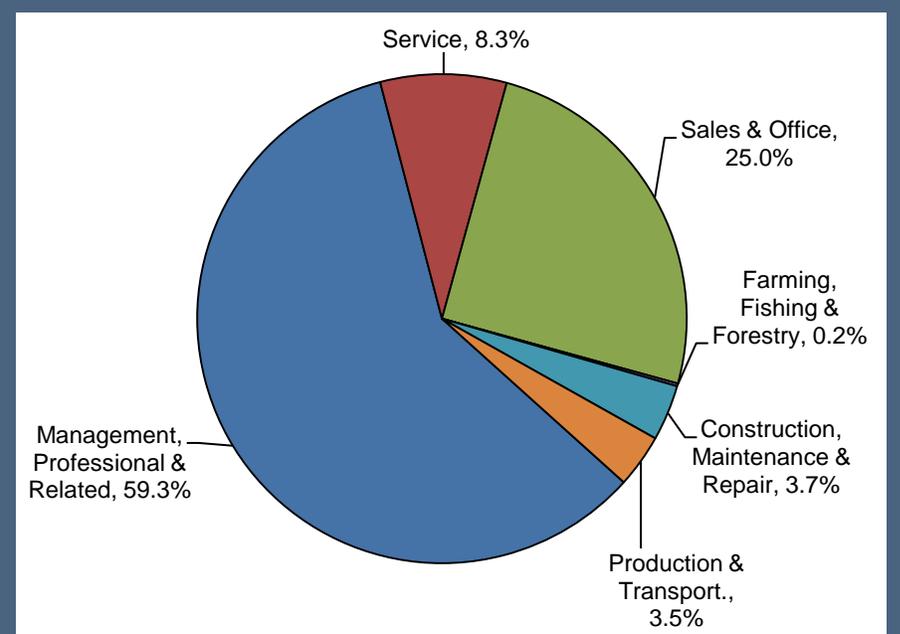
For Foster City residents, the largest percentage in occupations is in the management, professional and related category at 59.3 percent.

FIGURE 1-47: Jobs by Sector (2010)



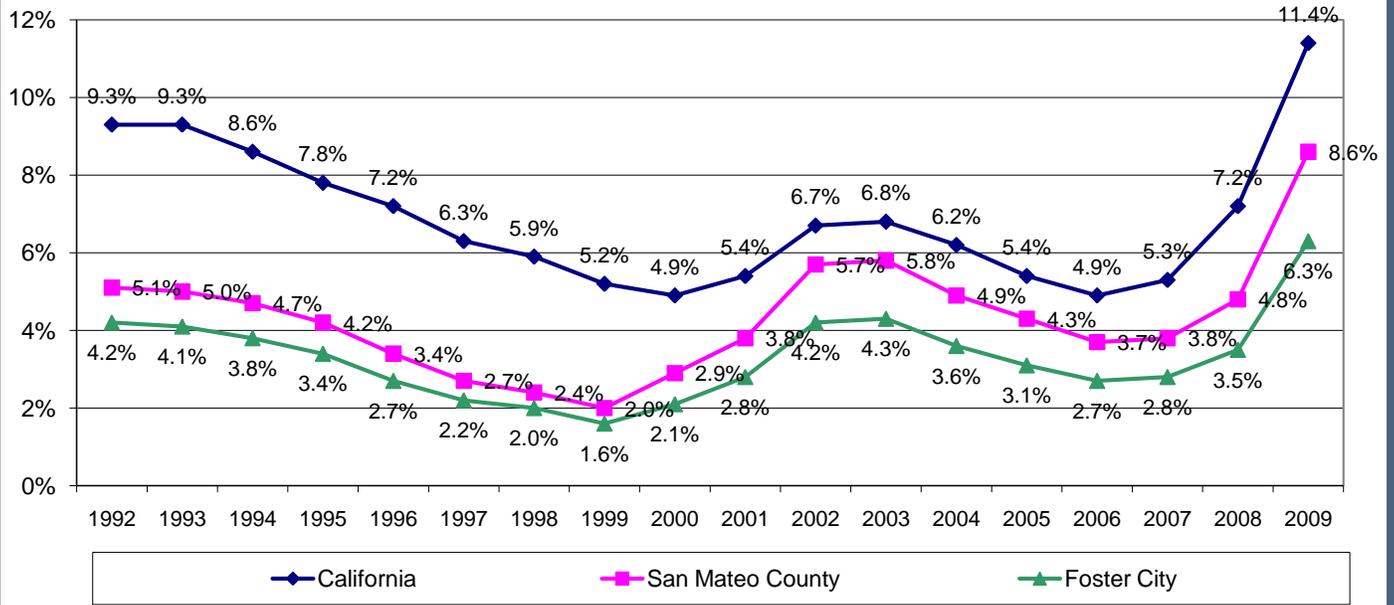
Source: Association of Bay Area Governments, Projections and Priorities: Building Momentum, 2009.

FIGURE 1-48: Occupations of Foster City Residents (2008)



Source: U.S. Census American Community Survey 2006-2008

FIGURE 1-49: Unemployment Rate (1992-2009)



Source: California Employment Development Department

Unemployment Rate

The unemployment rate for Foster City residents has been historically lower than the unemployment rate for the State of California and San Mateo County. The lowest rates were in 1999, with Foster City’s unemployment rate at 1.6 percent and San Mateo County’s at 2.0 percent. The State’s rate was at its lowest in 2000 and 2006 at 4.9 percent. The highest unemployment rates were in 2009 with Foster City at 6.3 percent, San Mateo County at 8.6 percent and the State at 11.4 percent.

Businesses in Foster City

Major Employers in Foster City

The largest employer in Foster City is Gilead Sciences, a bio-pharmaceutical company with 3,447 employees in 2009. The second largest employer in Foster City is Applied Biosystems (now owned by Life Technologies), a biotechnology company, which employs approximately 1,675 people.

Foster City Businesses with Business Licenses

In 2010, there were 1,187 businesses in Foster City with active business licenses, including home occupations. The largest percentage of businesses, 18 percent, are in the Professional, Scientific and Technical Services category. These businesses include lawyers, accountants, architects and professions where a high level of knowledge and training is required.

The second largest category is the Administrative, Support, and Waste Management and Remediation Services category, with 12.9 percent of the City's businesses. Businesses within this category include employment centers, consulting firms, and any business that provides support to another business.

Figure 1-50 illustrates the percentage of businesses in each classification. These classifications are defined by the North American Industry Class System (NAICS). This system is used by the United States, Canada, and Mexico as an index for statistical reporting of all economic activities.

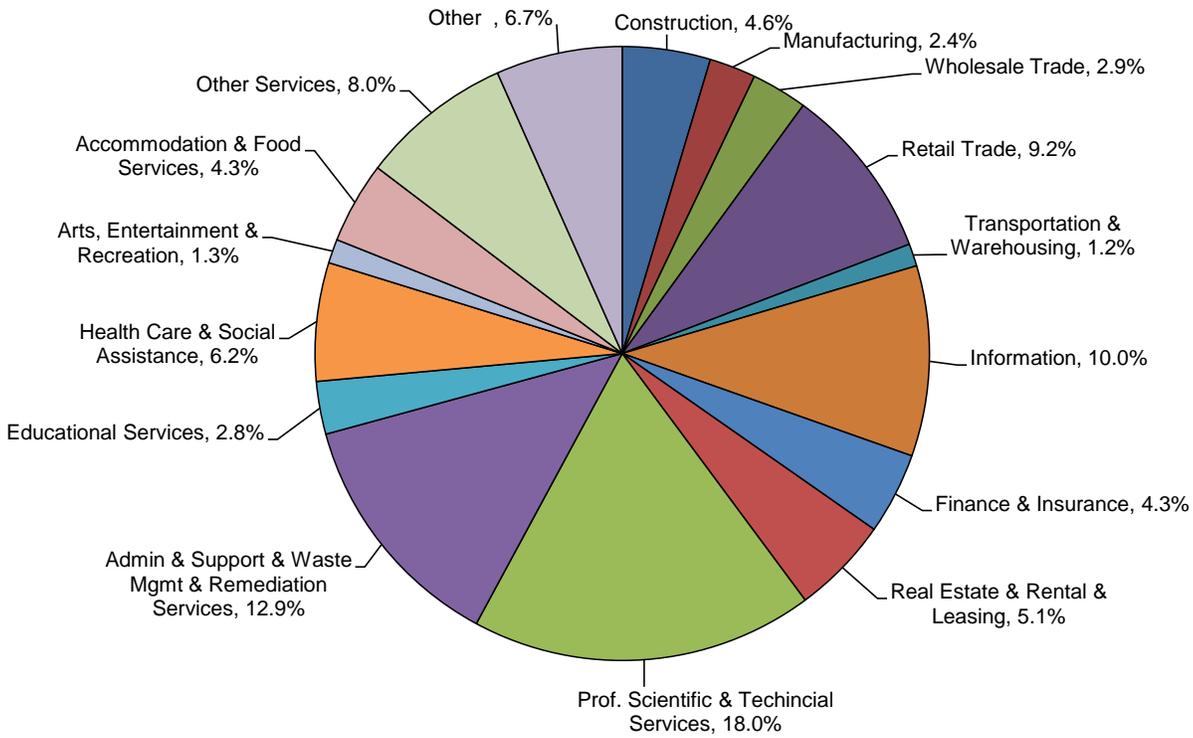
Figure 1-51 shows the percentage of employees reported in each of the classifications. Here, the largest percentage of employees, 27 percent is in Retail Trade. The second largest percentage is in Professional, Scientific and Technical Services, with 16 percent of the employees.

TABLE 1-12: MAJOR EMPLOYERS IN FOSTER CITY (2009)

Business	Number of Employees	Products
Gilead Sciences, Inc.	3,447	Corporate Headquarters/ Biopharmaceuticals
Applied Biosystems, LLC	1,645	Instruments and Software for Genetic and Biological Purposes
Electronics for Imaging, Inc.	1,361	Designs and Markets Printing Products
VISA U.S.A. Inc.	1,233	VISA Company Headquarters
Innovant LLC	1,020	Furniture systems for offices
Sony Computer Entertainment	734	Computer Games
Quinstreet, Inc.	537	Online marketing services and technology
IBM Corporation	298	Computer technology and information technology consulting

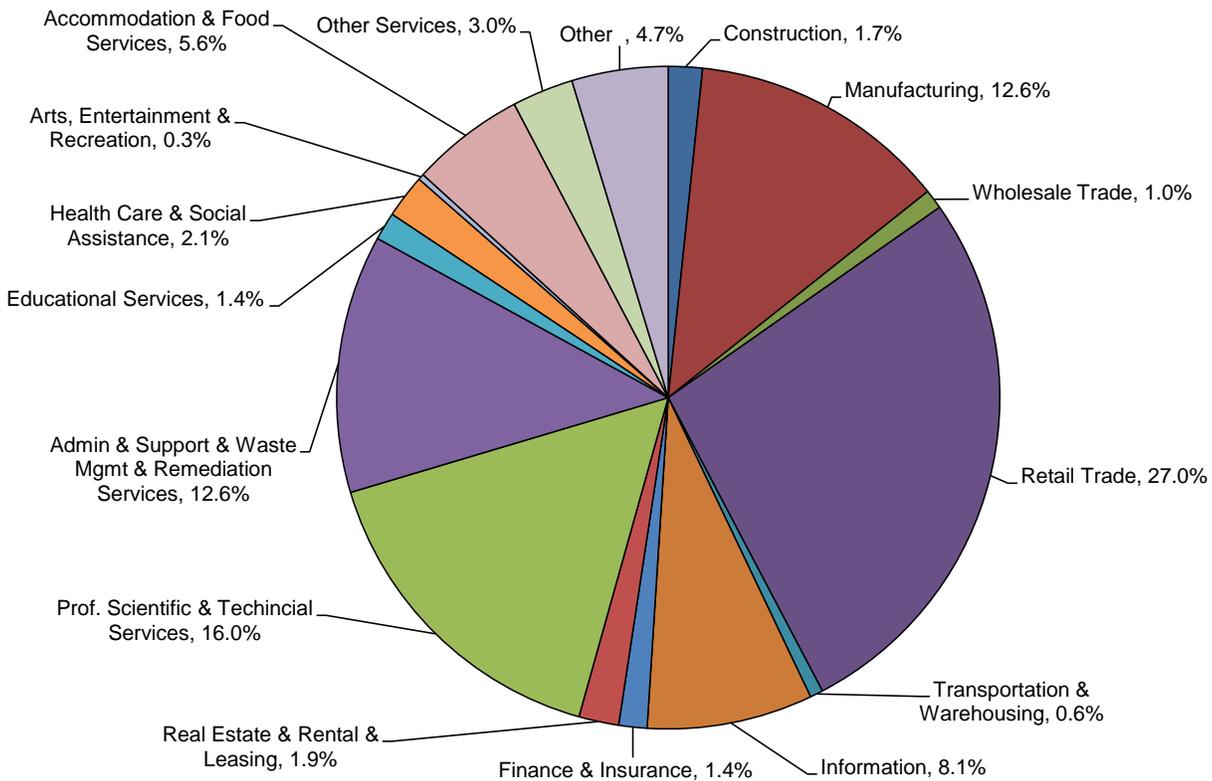
Source: Foster City Business License Data, 2010

FIGURE 1-50: Foster City Businesses by North American Industry Class System (NAICS) Code



Source: Foster City Financial Services Department, 2010

FIGURE 1-51: Foster City Employees by North American Industry Class System (NAICS) Code



Source: Foster City Financial Services Department, 2010

Major Office and R&D Centers in Foster City

The largest office center in Foster City is VISA with about 940,000 square feet and the second largest office / Research and Development (R&D) center is Vintage Park. Vintage Park is home to Gilead Sciences and Electronics for Imaging and has approximately 750,000 square feet of light industrial and office space.

TABLE 1-13: MAJOR OFFICE AND R&D CENTERS IN FOSTER CITY

Commercial Center	Address	Total Sq Ft
Visa I-IV	800-900 Metro Center Blvd.	940,000
Vintage Park	Various	750,000
Metro Tower	950 Tower Lane	526,264
Parkside Towers	1015 E. Hillsdale Blvd.	386,181
Lincoln Centre	200-800 Lincoln Centre Drive	369,774
Bayside Towers	4000 and 4100 E. Third Ave.	279,396
Metro Center	919 & 989 E. Hillsdale Blvd.	278,436
R & B Commerce Park	551 Pilgrim & 1151 Triton Drive	229,000
Century Plaza	1065 E. Hillsdale Blvd.	115,511
Lincoln Center	101 Lincoln Centre Dr.	105,112
Foster City Executive Park	1125 E. Hillsdale, 551 Foster City Blvd., 550 & 558 Pilgrim Drive	61,500

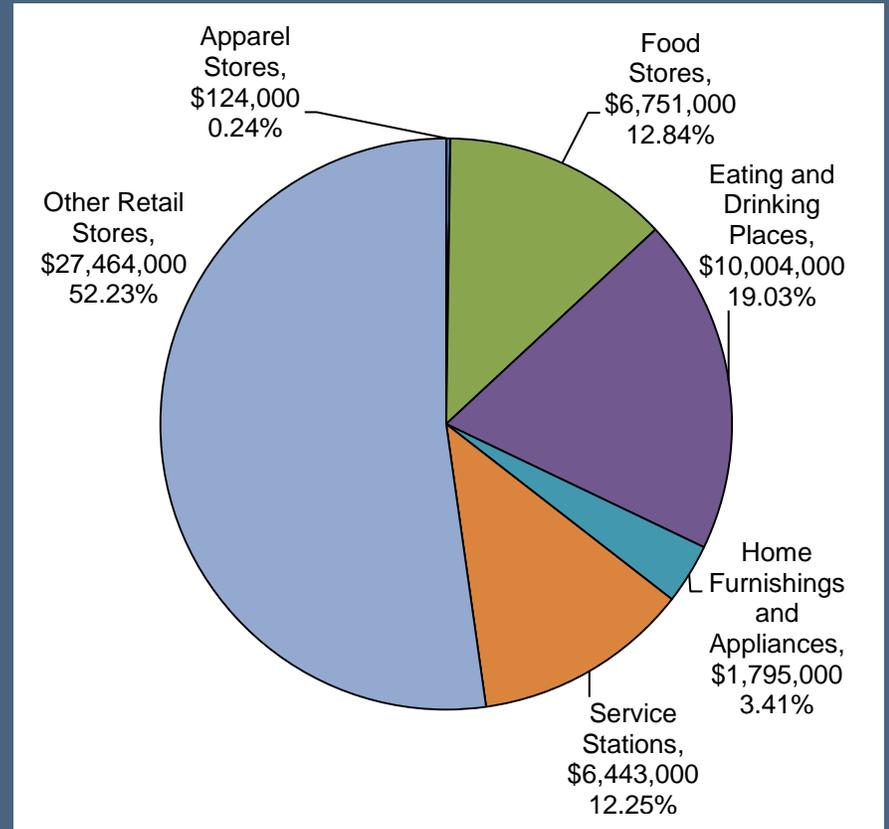
Source: Foster City Community Development Department, 2010



Taxable Sales

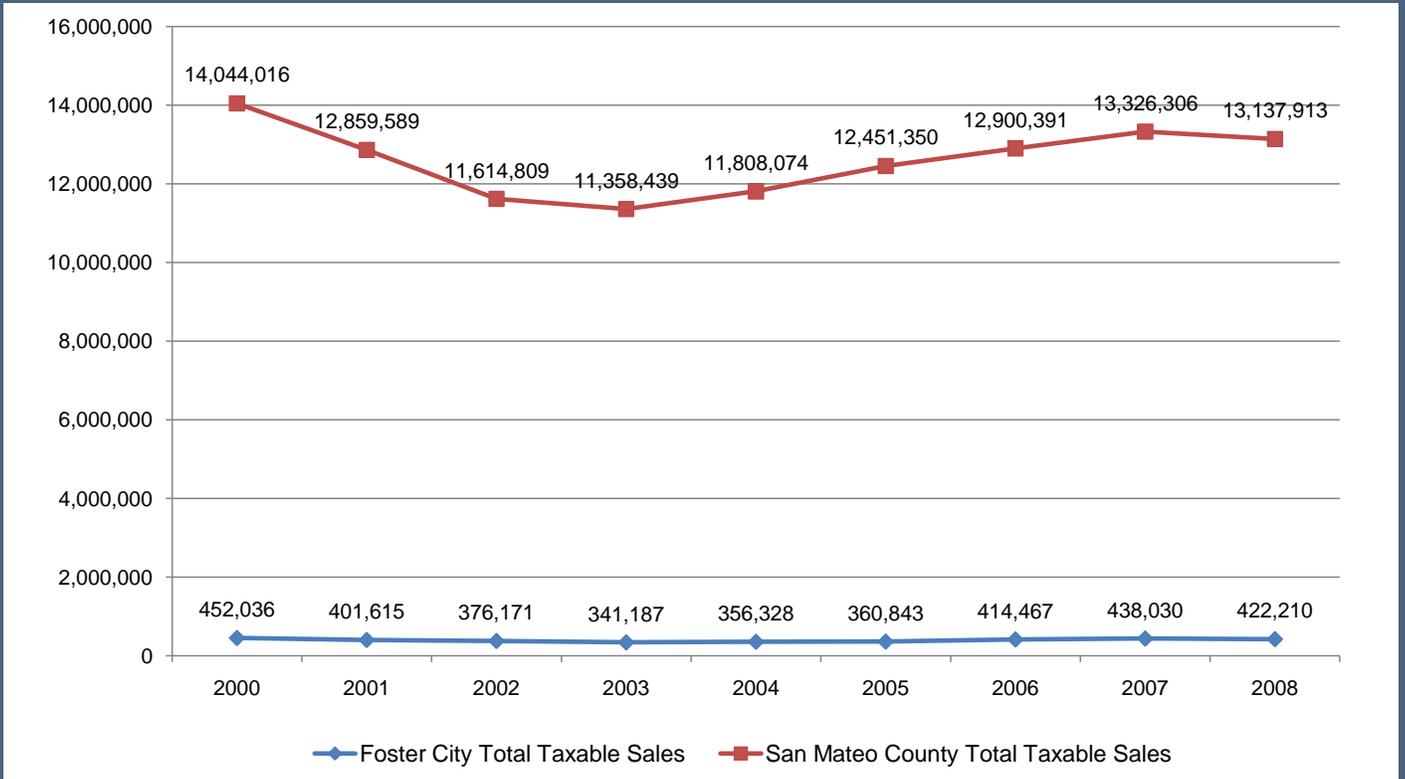
In the second quarter of 2009, the largest category for taxable retail sales in Foster City was “other retail” business. The next highest sales tax revenues were generated from restaurants located within the City. As indicated in Figure 1-53, Foster City’s total taxable sales has remained relatively constant when compared to San Mateo County, which decreased from 14.04 million in 2000 to 11.4 million in 2004 and then increased to 13,326,306 in 2008.

FIGURE 1-52: Retail Taxable Sales by Category: 2nd Quarter 2009



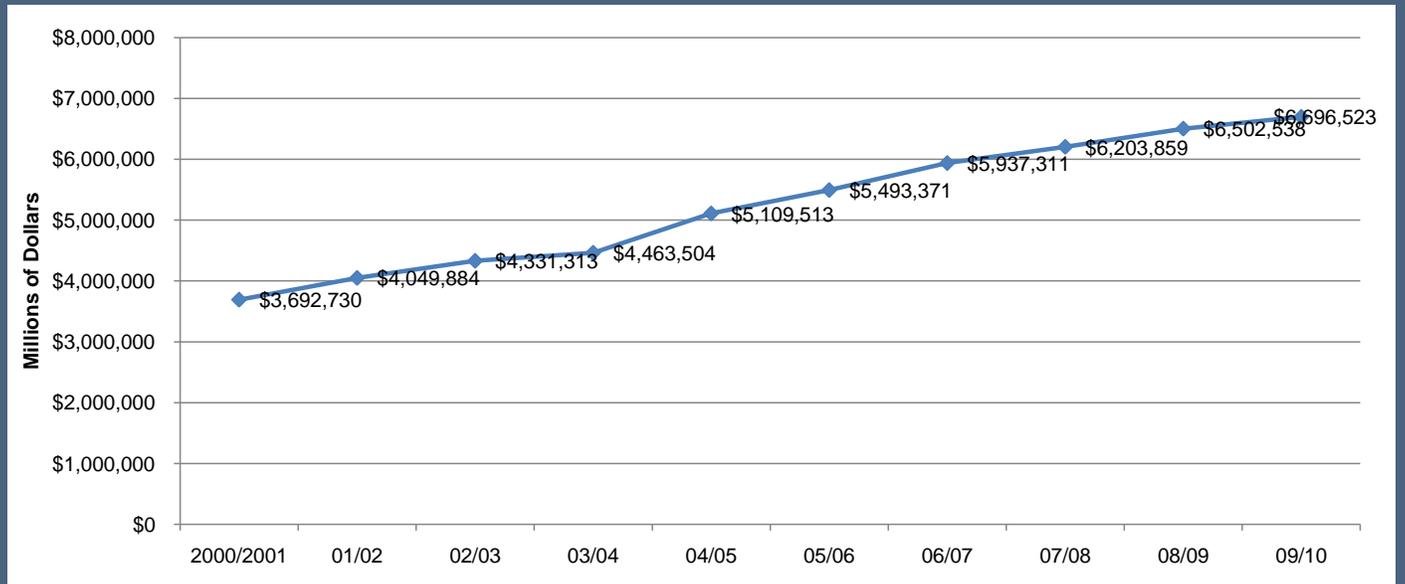
Source: California State Board of Equalization

FIGURE 1-53: Total Taxable Sales: Foster City and San Mateo County (2000-2009)



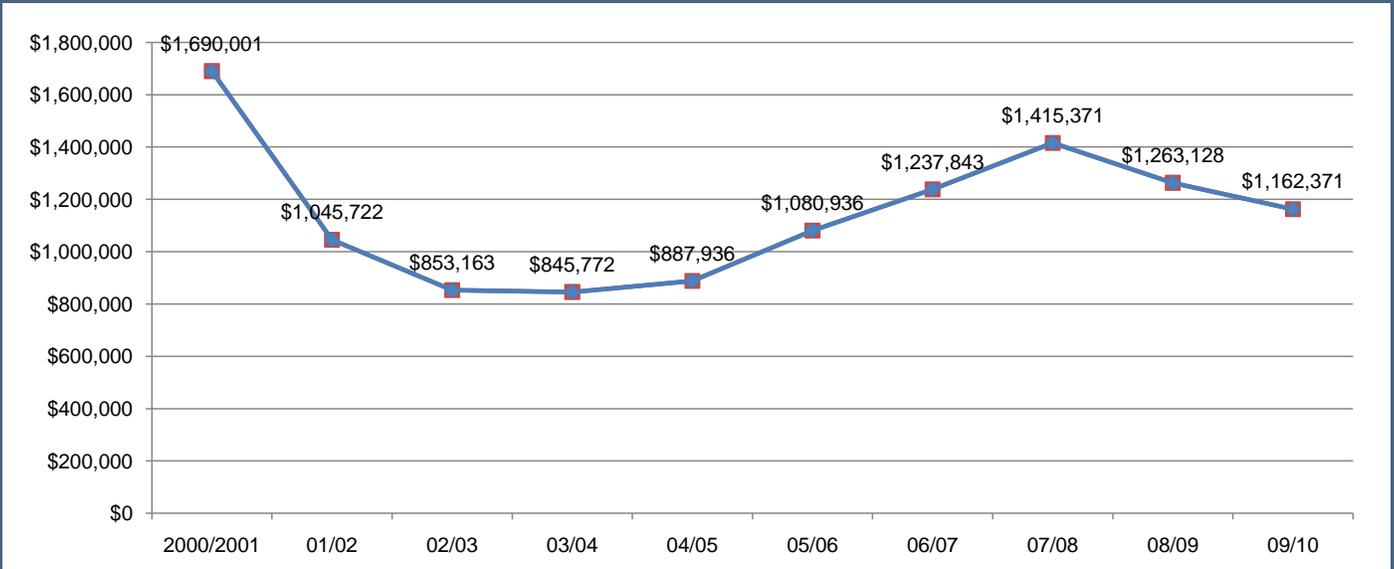
Source: California State Board of Equalization

FIGURE 1-54: EMID Assessed Valuation (Fiscal Year 2000-01 to 2009-10)



Source: Foster City Financial Services Department, 2010

FIGURE 1-55: Transient Occupancy Tax Revenues (Fiscal Year 2000-01 - 2009-10)



Source: Foster City Financial Services Department, 2010

Assessed Valuation

Property tax is based on the assessed value of a property, as determined by the County Assessor. The City of Foster City does not collect property taxes from the residents. Instead, the Estero Municipal Improvement District (EMID), established prior to incorporation of the City, collects the “city’s” share of the property taxes.

Foster City has had a steady increase in assessed valuation despite the recession in recent years.

Transient Occupancy Tax

Currently, there are two hotels in Foster City. The Crowne Plaza is located at 1221 Chess Dr. and the Courtyard by Marriott is located at 1050 Shell Blvd. The Crowne Plaza has 350 rooms and employs approximately 300 people. The Courtyard by Marriott has 147 rooms and employs approximately 50 people.

The transient occupancy tax is a tax assessed on the rent paid for a hotel room. The transient occupancy tax was adopted in 1983 by the City Council prior to the construction of hotels in Foster City. The transient occupancy tax generates revenue for the City’s General Fund. The current rate is eight percent of the rent charged for the hotel room.

Transportation

City Shuttle Services

In order to provide an alternate form of transportation to Foster City residents and employees, the City has started several shuttles to serve the population. These shuttles provide transportation around town and connect to major transportation hubs in the Bay Area.



Foster City Connections Shuttle

The City, working with the Peninsula Traffic Congestion Relief Alliance, provides the Foster City Connections Shuttle to Foster City Residents and employees. The shuttle provides service in Foster City and to the Hillsdale Shopping Center and the Bridgepointe Shopping Center in San Mateo. The Foster City Connections Shuttle operates Monday through Friday (excluding holidays) 9:30 am to 3:30 pm. The shuttle operates two routes, the Red Line and the Blue Line.



The Blue Line serves the western portion of the City and the Bridgepointe Shopping Center. Route stops include: Recreation Center, Charter Square Shopping Center, Edgewater Place Shopping Center, Sea Cloud Park, Harbor Cove Apartments, and the Bridgepointe Shopping Center.



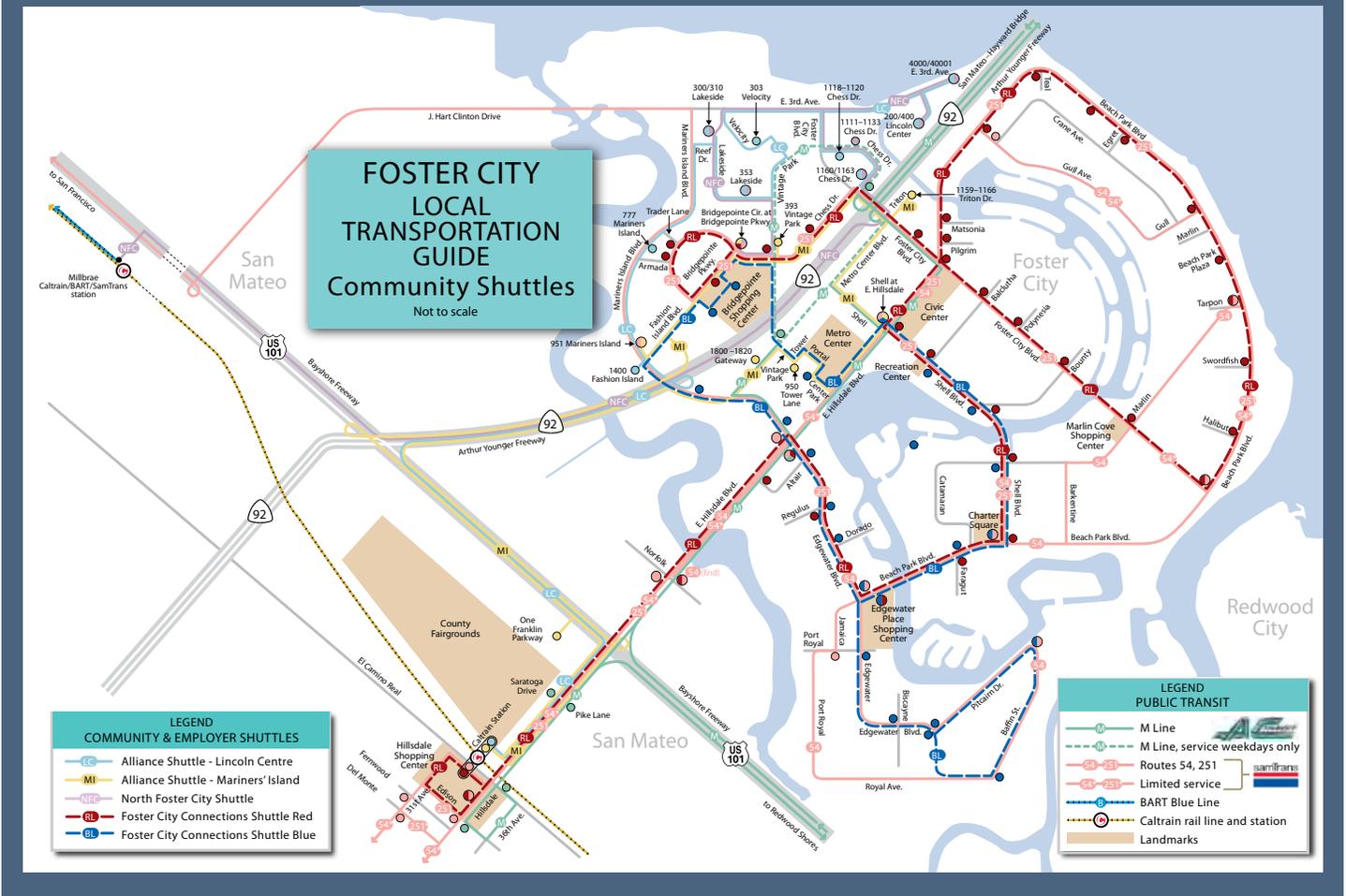
The Red Line shuttle stops are the same as the SamTrans Route 251 bus stops, although as of 2010 the Red Line provides service in the eastbound direction only. The Red Line and SamTrans Route 251 provide connections to the Hillsdale Caltrain Station. Route stops include: Library/Community Center, Beach Park Plaza Shopping Center, Marlin Cove Shopping Center, Bridgepointe Shopping Center, Foster City Recreation Center, Edgewater Place Shopping Center, and the Hillsdale Shopping Center.

For more information on routes and schedules for the Connections Shuttle, go to www.fostercity.org/transportation.

North Foster City (Millbrae) BART Shuttle

The Peninsula Traffic Congestion Relief Alliance; in conjunction with several employers, provides shuttle service to the Millbrae Intermodal (BART and Caltrain) Station Monday through Friday during commute hours. For more information on the BART connection shuttles, please go to the City's website at www.fostercity.org/transportation.

Figure 1-56: Foster City Local Transportation Guide Route Map (2010)



Employer Shuttles

Several Foster City employers operate a shuttle service to and from the Caltrain Station in San Mateo. The shuttles are available Monday through Friday during the commute hours only.

For more information on the employer shuttles, please go to the City's website at www.fostercity.org/transportation.

Senior Express

The Senior Express Shuttle is an on-demand service for Foster City residents who are age 55 and older. The service includes a pick-up at the residence and drop off at a designated stop. For fee information and reservations, please call the Senior Wing at the Parks and Recreation Department at 650-286-2585.



Alternate Modes of Transportation

In addition to the City Shuttles, there are other transportation options available. These options include SamTrans, Caltrain, AC Transit and BART.

SamTrans

SamTrans operates a bus service throughout Foster City and the San Francisco Peninsula, interconnecting with virtually all other public transit agencies in the Bay Area. SamTrans runs three routes in Foster City. The three routes are Route 54, Route 251, and Route 359. For more information on the routes and schedule, please go to www.samtrans.com.



Caltrain

Caltrain provides commuter rail service between San Francisco and Gilroy along the San Francisco Peninsula. The closest Caltrain station is located 3 miles from Foster City on Hillsdale Blvd. and El Camino Real in San Mateo. Foster City residents and employees can connect to the Caltrain station by car or by SamTrans Route 251, employer shuttles, the Foster City Connections Shuttle, or the Senior Express Shuttle.

For more information on Caltrain schedules or connection options, please go to www.caltrain.com.



AC Transit Line M

The transbay service links the transit center at the Hayward BART Station with the Hillsdale Caltrain Station in San Mateo and Redwood Shores. Line M operates via Highway 92 (the San Mateo-Hayward Bridge) to serve commercial/business centers at Bridgepointe and Metro Center, the Foster City Library/City Hall, and via East Hillsdale Boulevard, the Hillsdale Caltrain station and Hillsdale Mall.

In the East Bay, the schedule was revised in late 2010 to eliminate non-peak direction trips to Redwood Shores. For more information on the routes and schedule, please go to www.actransit.org.



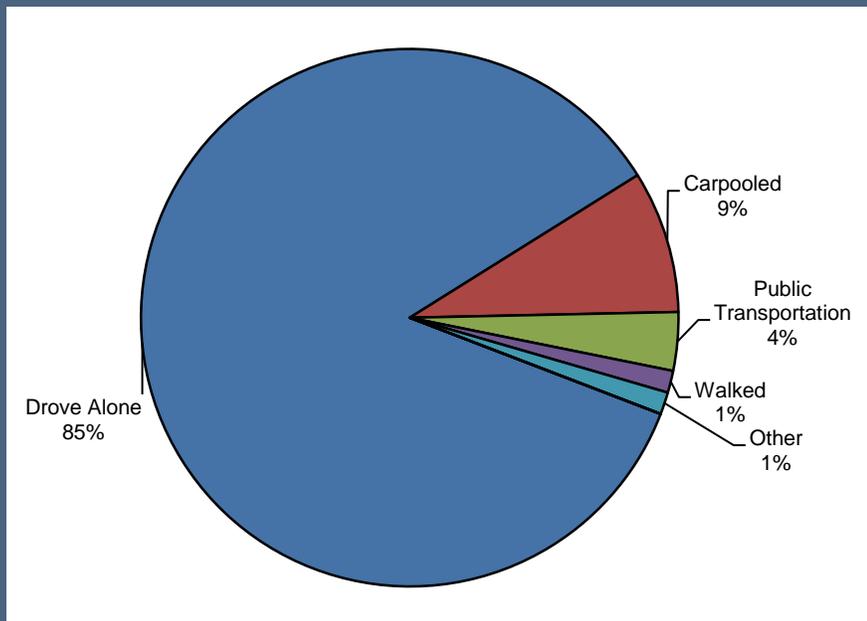
BART

The nearest BART station is the Millbrae Station, which also provides a connection to Caltrain. Access to the Millbrae Station is provided by the North Foster City Shuttle, SamTrans Route 359, or by transferring from Caltrain. BART provides access to San Francisco Airport, Downtown San Francisco and the East Bay.

Transportation to Work - Mode

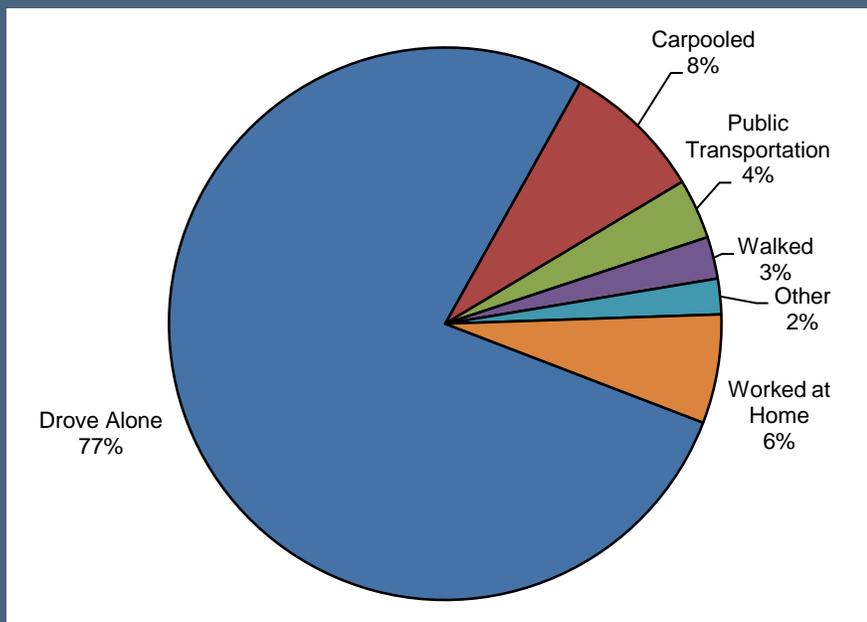
In 2008, 77 percent of Foster City residents drove alone to work and 8% carpooled. Compared to 2000, the percentage carpooling has decreased slightly from nine percent to eight percent; the percentage taking public transportation has stayed the same at four percent and the percentage who walked has increased from one percent to three percent.

FIGURE 1-57: Transportation Mode to Work (2000)



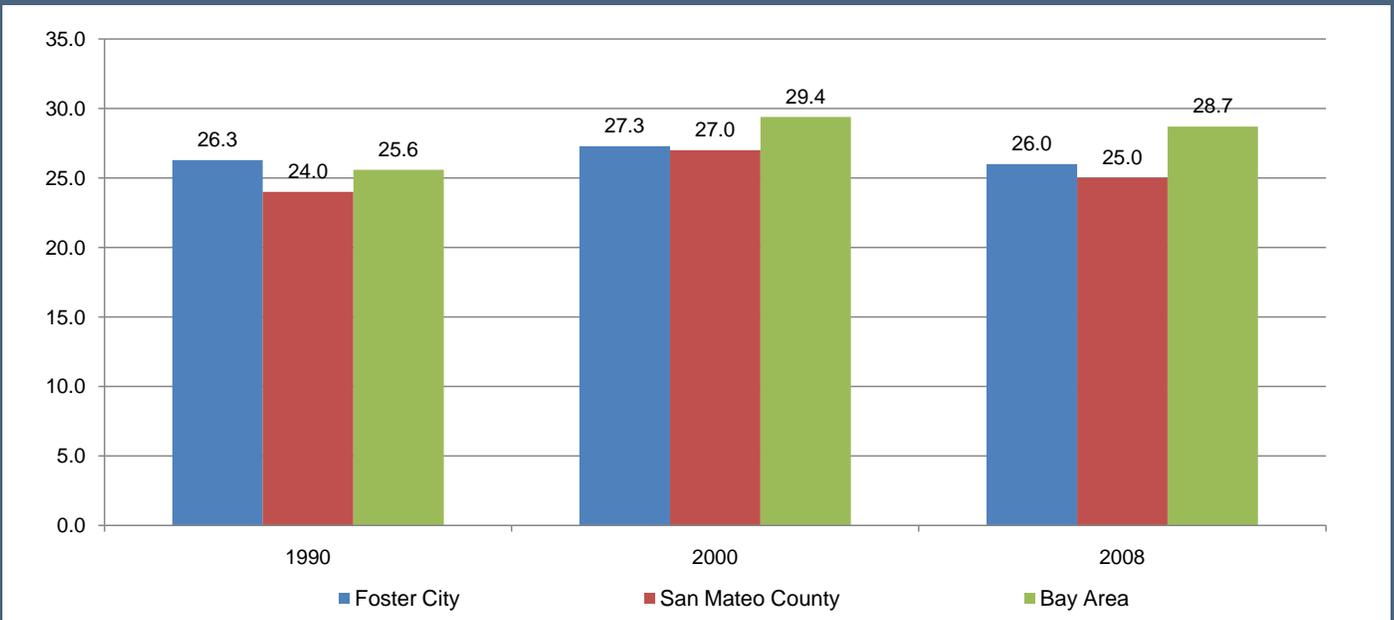
Source: U.S. Census, 2000

FIGURE 1-58: Transportation Mode to Work (2008)



Source: U.S. Census American Community Survey 2008

FIGURE 1-59: Mean Travel Time to Work (1990-2008)



Source: U.S. Census 1980-2000, U.S. Census American Community Survey 2008

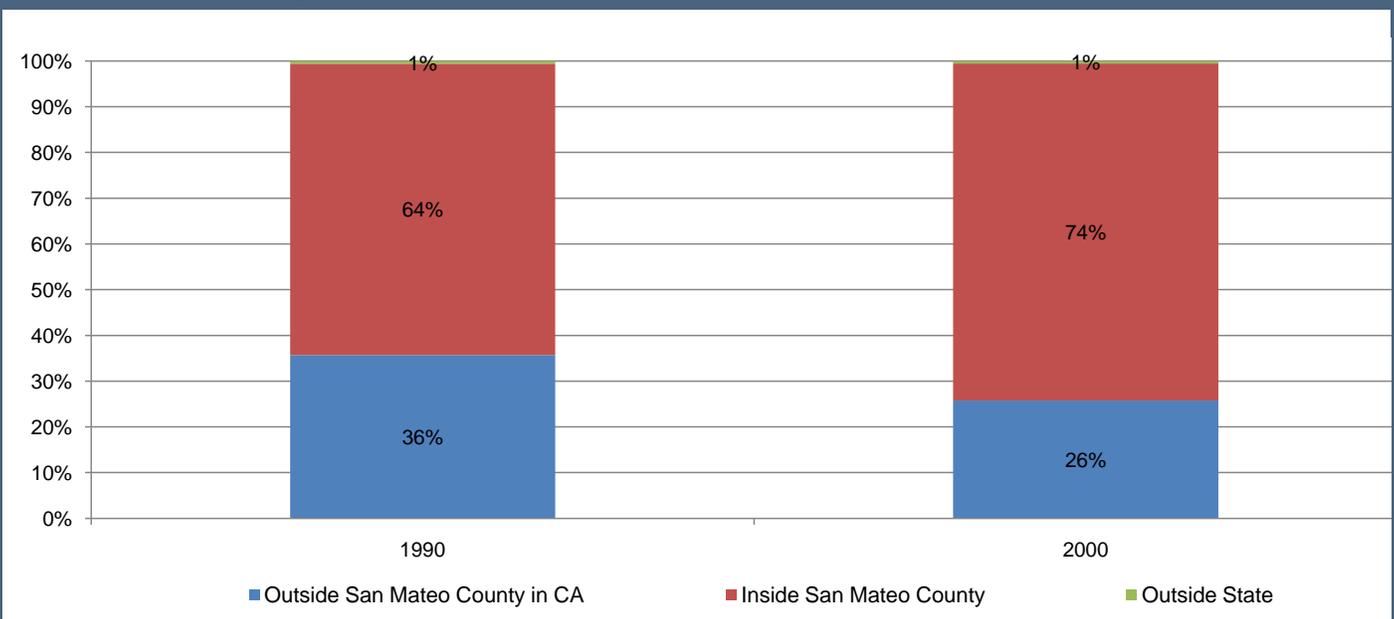
Travel Time to Work

In 2008, the mean travel time to work for Foster City workers was 26.0 minutes. This number was slightly more than San Mateo County as a whole (which had a mean travel time of 25 minutes) but less than the Bay Area average of 28.7 minutes. Travel times increased between 1990 and 2000 but have decreased slightly since 2000.

Residents' Place of Work

The percentage of residents who work within San Mateo County has increased from 64 percent in 1990 to 74 percent in 2000. In 2000, the percentage of residents who traveled outside of San Mateo County for work declined from 36 percent to 26 percent. The percentage of residents who work outside the state remained constant at one percent.

FIGURE 1-60: Foster City Labor Force by Place of Work (1990-2000)



Source: U.S. Census 1990-2000