

4.15 POPULATION AND HOUSING

Sections	Tables
4.15.1 Introduction	4.15-1 Monterey County Estimated Population and Housing Units by Jurisdiction (2010)
4.15.2 Environmental Setting	4.15-2 Monterey County Projected Population Growth by Jurisdiction
4.15.3 Regulatory Framework	4.15-3 Summary of Impacts – Population and Housing
4.15.4 Impacts and Mitigation Measures	
4.15.5 References	

4.15.1 Introduction

This section identifies existing and projected population and housing within local jurisdictions within which the Proposed Project components would be located. The section analyzes potential impacts on population growth and housing as a result of implementation of the Proposed Project. Facilities for the Proposed Project would be constructed and operated in the cities of Salinas, Marina, Seaside, Sand City, Monterey, and Pacific Grove, and within unincorporated area of northern Monterey County. These places comprise the Project study area for this analysis.

The analysis in this section is based on review of the 2010 U.S. Census population, 2013 population estimates provided by the California Department of Finance, population projections developed by the Association of Monterey Bay Area Governments (AMBAG), and an estimate of the number of construction and permanent employees anticipated for construction and operation of the Proposed Project provided by MRWPCA. The current regional population projections are included in the “2014 Regional Growth Forecast” (Association of Monterey Bay Area Governments, 2014a). The “Regional Housing Needs Allocation Plan 2014-2023” (Association of Monterey Bay Area Governments, 2014b) was also reviewed.

Public and agency comments related to population and housing received during the public scoping period in response to the Notice of Preparation are summarized below.

- Review the growth-inducing impacts associated with this project.

To the extent that issues identified in public comments involve potentially significant effects on the environment according to the California Environmental Quality Act (CEQA) and/or are raised by responsible agencies, they are identified and addressed within this EIR. For a complete list of public comments received during the public scoping period, refer to **Appendix A, Scoping Report**.

4.15.2 Environmental Setting

Monterey County has twelve incorporated cities with a total population of approximately 445,309 people and 147,221 total housing units. **Table 4.15-1, Monterey County Estimated Population and Housing Units by Jurisdiction (2010)** breaks down the total population and housing units by jurisdiction and **Table 4.15-2, Monterey County Projected Population Growth by Jurisdiction** shows the projected population growth by jurisdiction according to the 2014 Association of Monterey Bay Area Governments (AMBAG) Regional Forecast and the 2014 Regional Housing Needs Allocation Plan. The following sections

discuss population and housing for each of the jurisdictions within the Proposed Project study area.

Table 4.15-1

Monterey County Population and Housing Units by Jurisdiction (2010)

Jurisdiction	2010 Population	2010 Total Housing Units
Carmel-by-the-Sea	3,722	3,417
Del Rey Oaks	1,624	741
Gonzales	8,187	1,989
Greenfield	16,330	3,752
King City	12,874	3,218
Marina*	19,718	7,200
Monterey*	27,810	13,584
Pacific Grove*	15,041	8,169
Salinas*	150,441	42,651
Sand City	334	145
Seaside*	33,025	10,872
Soledad	25,738	3,876
Unincorporated Areas*	100,213	39,434
Total	415,057	139,048

*There are Proposed Project components within this jurisdiction.
Source: U.S. Census Bureau, American Factfinder (<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>) accessed February 10, 2014.

Table 4-15-2

Monterey County Projected Population Growth by Jurisdiction

Jurisdiction	Estimated Populations by Year				
	2010	2020	2025	2030	2035
Carmel-by-the-Sea	3,722	3,541	3,661	3,789	3,917
Del Rey Oaks	1,624	1,889	2,345	2,806	3,468
Gonzales	8,187	13,340	13,955	16,194	19,333
Greenfield	16,330	21,341	22,061	22,835	23,609
King City	12,874	14,568	16,398	17,759	18,620
Marina	19,718	21,315	22,651	23,388	24,225
Monterey	27,810	28,004	28,839	29,743	30,647
Pacific Grove	15,041	15,394	15,914	16,472	17,030
Salinas	150,441	156,793	161,405	166,915	172,499
Sand City	334	1,048	1,198	1,414	1,550
Seaside	33,025	36,120	40,260	41,308	42,256
Soledad	25,738	31,316	32,050	32,839	33,628
Unincorporated Areas	100,213	102,847	103,147	104,028	104,304
Total	415,057	447,516	463,884	479,487	495,086

Source: Association of Monterey Bay Area Governments, 2014 Regional Growth Forecast

4.15.2.1 Monterey County

According to the 2010 U.S. Census, unincorporated Monterey County had a population of approximately 415,057 persons in 2010. Approximately 24% of the county population lives in unincorporated areas (approximately 100,213), with the remaining 76% residing in the county's 12 cities and the State Correctional Institution at Soledad. Salinas is the largest city (150,441), followed by Seaside (33,025), Monterey (30,106), and Marina (27,810). **Table 4.15-2** presents projected population growth based on the current population and historic trends. These projections suggest that the county will experience an average annual growth rate of approximately 0.8% per year between 2010 and 2020. Based on current conditions and trends, population is projected to increase by approximately 32,459 people between 2010 and 2020 in Monterey County. Growth is projected throughout the County, with no major changes in the historical geographic distribution of population.

Monterey County's total population lives in approximately 139,048 housing units. The average persons per household is 2.98. Most of the County's housing stock (occupied or unoccupied dwelling units) is in the northern portion of the county. **Table 4.15-1** shows the distribution of housing stock among the cities and the unincorporated County.

AMBAG assigns each community within its jurisdiction a fair share of the regional housing needs in the Regional Housing Needs Allocation (RHNA). Each community then shows how they will endeavor to meet these needs in the required periodic Housing Element updates for each RHNA. Based on the 2014 AMBAG Regional Housing Needs Allocation Plan, the total number of housing units which need to be planned in unincorporated Monterey County between 2014 and 2023 in order to meet its fair share of the regional housing need is 1,551 new units, including 347 very low income, 244 low income, 282 moderate income, and 651 above moderate income households.

4.15.2.2 City of Salinas

The 2010 U.S. Census population of the City of Salinas was 150,441 persons; there were 42,651 existing and occupied housing units, resulting in an average of 3.53 persons per household. The estimated population as of January 2014 was 155,205 (California Department of Finance, 2014). Based on AMBAG projections, population is projected to increase in Salinas by approximately 6,352 people between 2010 and 2020. Based on the 2014 AMBAG Regional Housing Needs Allocation Plan, the total number of housing units which need to be planned for in Salinas between 2014 and 2023 in order to meet Salinas's fair share of the regional housing need was 2,229 new units, including 538 very low income, 350 low income, 406 moderate income, and 935 above moderate income households.

4.15.2.3 City of Marina

The 2010 U.S. Census population of the City of Marina was 19,718 persons, living in 7,200 households, resulting in an average household size of 2.74 persons per household. The estimated population as of January 2014 was 20,268 (California Department of Finance, 2014). Based on AMBAG projections, population is projected to increase in Marina by approximately 1,597 people between 2010 and 2020. Based on the 2014 AMBAG Regional Housing Needs Allocation Plan, the total number of housing units which need to be planned for in Marina between 2014 and 2023 in order to meet Marina's regional housing need allocation was 1,308 new units. This includes 315 very low income, 205 low income, 238 moderate income, and 550 above moderate income households.

4.15.2.4 City of Seaside

The 2010 U.S. Census population of the City of Seaside was 33,025 persons, and the City's housing stock contains 10,872 occupied residential units, resulting in an average household size of 3.04 persons per household. The estimated population as of January 2014 was 33,534 (California Department of Finance, 2014). Based on AMBAG projections, population is projected to increase in Seaside by approximately 3,095 people between 2010 and 2020. Based on the 2014 AMBAG Regional Housing Needs Allocation Plan, the total number of housing units which need to be planned in Seaside between 2014 and 2023 in order to meet Seaside's regional housing need allocation was 393 new units, including 95 very low income, 62 low income, 72 moderate income, and 164 above moderate income households.

4.15.2.5 City of Monterey

The 2010 U.S. Census population of the City of Monterey was 27,810 persons with 13,584 occupied housing units (households), resulting in an average of 2.05 persons per household. The estimated population as of January 2014 was 28,381 (California Department of Finance, 2014). Based on AMBAG projections, population is projected to increase in Monterey by approximately 194 people between 2010 and 2020. Based on the 2014 AMBAG Regional Housing Needs Allocation Plan, the total number of housing units which need to be planned for in Monterey between 2014 and 2023 in order to meet Monterey's regional housing need allocation was 650 new units, including 157 very low income, 102 low income, 119 moderate income, and 272 above moderate income households.

4.15.2.6 City of Pacific Grove

The 2010 U.S. Census population of the City of Pacific Grove was 15,041 persons with 8,169 existing and occupied housing units, resulting in an average of 1.84 persons per household. The estimated population as of January 2014 was 15,431 (California Department of Finance, 2014). Based on AMBAG projections, population is projected to increase in Pacific Grove by approximately 353 people between 2010 and 2020. Based on the 2014 AMBAG Regional Housing Needs Allocation Plan, the total number of housing units which need to be planned for in Pacific Grove between 2014 and 2023 in order to meet Pacific Grove's regional housing need allocation was 115 new units, including 28 very low-income, 18 low-income, 21 moderate-income, and 48 above moderate-income housing units.

4.15.3 Regulatory Framework

There are no federal, state, or local regulations governing population and housing that apply to the Proposed Project.

4.15.4 Impacts and Mitigation Measures

4.15.4.1 Significance Criteria

Based on Appendix G of the CEQA Guidelines, the project would have a significant population and housing impact if it project 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 units or create demand for additional housing, necessitating the construction of replacement housing.
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

No additional significance criteria are needed to comply with the CEQA-Plus considerations required by the State Revolving Fund Loan Program administered by the State Water Resources Control Board.

4.15.4.2 Impact Analysis Overview

Approach to Impact Analyses

This analysis evaluates the potential impacts on population growth and housing as a result of the implementation of the Proposed Project. For the construction phase, this analysis considers whether the Proposed Project would induce substantial population growth in an area directly, as a result of increased construction workers moving to the area. For operations and maintenance, this analysis evaluates whether the Proposed Project would directly result in population growth as a result of increased permanent workers moving to the area or indirectly by providing additional infrastructure to support an increased population.

Areas of No Project Impact

Some of the significance criteria outlined above (b, c,) are not applicable to the Proposed Project or the Proposed Project would not result in impacts related to these criteria, as explained below. The impact analyses related to criterion “a” are addressed below under **Subsections 4.15.4.4 (Construction Impacts)** and **4.15.4.5 (Operational Impacts)**.

- *Displace Housing Units.* No housing units are located within the construction area boundary of any Proposed Project component. Therefore, neither construction nor operation of the Proposed Project would result in removal or displacement of existing housing that would create a new demand for housing. (No impact related to construction or operations)
- *Displace Substantial Numbers of People.* As indicated above, no housing units are located within the construction area boundary of any Proposed Project component. Neither construction nor operation of the Proposed Project would result in removal of housing that would displace existing residents and necessitate the construction of replacement housing elsewhere. (No impact related to construction or operations)

Summary of Impacts

Table 4.15-3, Summary of Impacts – Population and Housing provides a summary of potential impacts related to population and housing and significance determinations.

Table 4.15-3**Summary of Impacts – Population and Housing**

Impact Title	Source Water Diversion and Storage Sites						Treatment Facilities at Regional Treatment Plant	Product Water Conveyance		Injection Well Facilities	CalAm Distribution System		Project Overall			
	Salinas Pump Station	Salinas Treatment Facility Storage and Recovery	Reclamation Ditch	Tembladero Slough	Blanco Drain Diversion (Pump Station and Pipeline)	Lake El Estero		RUWAP Alignment Option	Coastal Alignment Option		Transfer Pipeline	Monterey Pipeline				
PH-1: Construction-Related Growth Inducement	LS For Project As A Whole															
PH-2: Operations and Infrastructure-Related Growth Inducement	NI For Project As A Whole															
Cumulative Impacts	LS: The Proposed Project would not make a considerable contribution to significant cumulative impacts related to population and housing.															
NI – No Impact LS – Less-than-Significant LSM – Less-than-Significant with Mitigation SU – Significant Unavoidable BI – Beneficial Impact																

4.15.4.3 Construction Impacts and Mitigation Measures

Impact PH-1: Construction-Related Growth Inducement. Proposed Project construction would result in temporary increases in construction employment, but would not induce substantial population growth. (Criterion a) (Less-than-Significant)

During the approximate 18 to 21 month construction period, the average daily number of persons necessary for all construction activities at all of the Proposed Project sites is estimated to be approximately 135. It is expected that the construction workforce requirements would be met with the local labor force within the Monterey Bay Area. This temporary employment condition would not create demand for additional housing. While some workers might temporarily relocate from other areas, the increase would be minor and temporary, and would not result in a substantial permanent increase in population. Thus, project construction would not indirectly induce substantial population growth in the region, and no mitigation measures are required.

4.15.4.4 Operation Impacts and Mitigation Measures

Impact PH-2: Operations and Infrastructure-Related Growth Inducement.
Operation of the Proposed Project would not directly result in population growth, and would not indirectly result in inducement of substantial population growth. (Criterion a) (No Impact)

The Proposed Project consists of two components: the Pure Water Monterey Groundwater Replenishment improvements and operations (GWR Features) that would develop high quality replacement water for existing urban supplies; and an enhanced agricultural irrigation (Crop Irrigation) component that would increase the amount of recycled water available to the existing Castroville Seawater Intrusion Project (CSIP) in northern Monterey County that would help reduce groundwater pumping in that area. Thus, the Proposed Project is a groundwater replenishment project that includes construction and operation of water-related infrastructure. The Proposed Project would not include the construction of new homes or businesses in the area. Thus, the Project would not directly result in population growth.

Long-term operation and maintenance of the Proposed Project facilities is discussed in **Chapter 2, Project Description, Section 2.6**. Once construction is completed, the Proposed Project would employ up to nine additional employees at all facilities, including up to five additional staff at the MRWPCA Regional Treatment Plant, which is not a significant increase in jobs in the area. The new jobs would likely be operations and maintenance, and given the nature of these jobs, it is expected that new employees would be drawn from the local area and would not require recruitment of workers from out of the area. Thus, the Proposed Project would not foster population growth as a result of creation of new jobs.

The Proposed Project is an infrastructure project to provide replacement potable water for a portion of CalAm's withdrawals from the Carmel River system and to provide recycled water for agricultural irrigation in northern Monterey County as explained in **Chapter 2**. The Proposed Project would not extend roads or public services into an unserved area. As explained in **Chapter 2, Section 2.3.4**, CalAm is under state orders issued in 1995 and 2009 by the State Water Resources Control Board to secure replacement water supplies for its Monterey District service area by January 2017 and reduce its Carmel River diversions to 3,376 AFY by 2016-2017. A 2012 adjudication of the Seaside Groundwater Basin also requires CalAm to decrease its operating yield from the Seaside Basin by 10% triennially until it reaches its allotted portion of the court-defined "natural safe yield" of 1.494 AFY beginning in 2012. In its recent submittals (CalAm, 2012) to the California Public Utilities Commission, CalAm estimates that it needs 9,752 acre feet per year (AFY) of additional water supplies for its Monterey District service area to reduce its Carmel River diversions to the degree required by the State Water Resources Control Board, to reduce its pumping in the Seaside Groundwater Basin in accordance with the Watermaster's pumping mandates, to satisfy a requirement to return water to Salinas Valley to offset the amount of fresh water in the feedwater from CalAm's proposed desalination plant's coastal intake wells, and to provide water for lots of record within the Water Management District boundary.

As explained in **Chapter 2**, the Proposed Project would not produce all of the replacement water that CalAm would need to comply with the State Water Board's orders and the Seaside Basin adjudication. The primary objective of the Proposed Project is to replenish the Seaside Groundwater Basin to produce 3,500 AFY of high quality water that would replace a portion of CalAm's water supply as required by the state orders. CalAm can then extract the same amount and also reduce its Carmel River system diversions by that same amount. As a result, the Proposed Project represents a portion of the replacement water

needed for existing demand and would not result in creation of an excess supply that could indirectly foster or induce new development or growth.

CalAm's forecasted total customer demand in its Monterey District is 15,296 acre-feet per year, as described by the California Public Utilities Commission in the Plant Size and Operation Agreement for CalAm's Monterey Peninsula Water Supply Project (California Public Utilities Commission, 2013). A portion of CalAm's forecasted total customer demand (approximately 2,000 AFY) is identified for Pebble Beach buildout, tourism bounceback, and development of legal lots of record (see **Chapter 2, Section 2.5.6**). The California Public Utilities Commission may decide to approve construction of a desalination plant that could accommodate CalAm's forecasted total customer demand in its Monterey District; therefore the Monterey Peninsula Water Supply Project may accommodate the growth included in that forecast. The Proposed Project, by contrast, is not designed or intended to accommodate this growth. Further, the Proposed Project is not additive to the Monterey Peninsula Water Supply Project. If the Proposed Project is approved and implemented in a timely manner, CalAm's proposed desalination plant would be reduced in size from a 9.6 mgd plant to a 6.4 mgd plant.

The Crop Irrigation component of the Proposed Project would increase the amount of recycled water available to the existing Castroville Seawater Intrusion Project (CSIP) in northern Monterey County, which would help reduce groundwater pumping in that area. As discussed in **Chapter 2** (see **Section 2.5.6**), the Proposed Project would result in production of additional recycled water supplies for the existing CSIP for agricultural irrigation. The existing Salinas Valley Reclamation Project (SVRP) tertiary treatment plant located at the Regional Treatment Plant was constructed in 1998 for the purpose of production of agricultural irrigation water for approximately 12,000 acres of farmland in the northern Salinas Valley via the CSIP. The Proposed Project would provide up to 5,290 AFY in source water to the SVRP to produce additional recycled water for CSIP. This would reduce use of CSIP supplemental wells by 4,260 AFY. The use of additional recycled wastewater for irrigation would reduce regional dependence on and use of local groundwater, which, in turn would reduce groundwater pumping-related seawater intrusion into the Salinas Valley aquifers. This component of the Proposed Project would not result in new population growth or indirectly induce population growth.

In conclusion, the Proposed Project would not result in population growth through development of new residential or commercial uses, and would not induce substantial population growth due to new permanent employees or extension of roads or public services to unserved locations. Although the Proposed Project would provide a new source of drinking water; the water provided by the Proposed Project would replace other existing sources that must be curtailed. Implementation of the Proposed Project would provide replacement water for CalAm's withdrawals from the Carmel River system, but would not provide new water to serve growth. The provision of additional recycled water for agricultural irrigation would not be available for potable use, and would not indirectly induce population growth. Therefore, the Proposed Project operations would not induce population growth.

4.15.4.5 Cumulative Impacts and Mitigation Measures

The geographic scope for cumulative impact analysis related to population and housing consists of the counties of Monterey, San Benito, and Santa Cruz in which construction and operational employees of the Proposed Project may live. The discussion of cumulative impacts is organized to address the combined impacts of the Proposed Project plus the Monterey Peninsula Water Supply Project (MPWSP) (with the 6.4 mgd desalination plant) and then to address the overall combined impacts of the Proposed Project and all relevant projects identified on **Table 4.1-2, Project Considered for Cumulative Analysis (listed by primary geographic area in which project is located)** and/or regional growth projections:

- Combined Impacts of Proposed Project Plus MPWSP (with 6.4 mgd Desalination Plant)* (referred to as the MPWSP Variant):¹ The CalAm Monterey Peninsula Water Supply Project includes: a seawater intake system; a source water pipeline; a desalination plant and appurtenant facilities; desalinated water conveyance facilities, including pipelines, pump stations, a terminal reservoir; and an expanded ASR system, including two additional injection/extraction wells (ASR-5 and ASR-6 Wells), a new ASR Pump Station, and conveyance pipelines between the wells. The CalAm Distribution Pipelines (Transfer and Monterey) would be constructed for either the MPWSP or GWR project. The overall estimated construction schedule would be from June 2016 through March 2019 for the combined projects, during which time the construction schedules could overlap for approximately 18 months (mid-summer 2016 through December 2017). The cumulative impact analysis in this EIR anticipates that the Proposed Project could be combined with a version of the MPSWP that includes a 6.4 mgd desalination plant. Similarly, the MPSWP EIR is evaluating a “Variant” project that includes the proposed CalAm Facilities (with the 6.4 mgd desalination plant) and the Proposed Project. The impacts of the Variant are considered to be cumulative impacts in this EIR. The CalAm and GWR Facilities that comprise the MPSWP Variant are shown in **Appendix Y**.
- Overall Cumulative Projects:* This impact analysis considers the list of cumulative projects provided on **Table 4.1-2** (see **Section 4.1, Introduction**), and is based on regional population growth and housing projections developed by the Association of Monterey Bay Area Governments (AMBAG). As the Metropolitan Planning Organization (MPO), AMBAG carries out many planning functions for the tri-county area including development of regional growth forecasts. The overall cumulative impacts analysis considers the degree to which all relevant past, present and probable future projects (including the MPSWP with the 6.4 mgd desalination plant) could result in cumulative growth impacts based on adopted regional growth forecasts.

Combined Impacts of Proposed Project Plus MPSWP (with 6.4 mgd Desalination Plant). Both the Monterey Peninsula Water Supply Project and the Proposed Project would result in construction of new water supply infrastructure facilities. The combination of CalAm Facilities and the GWR Facilities would not induce substantial population growth due to construction employment or long-term operational employment. The projects would not result in population growth through development of new residential or commercial uses. The

¹ The October 2012 Notice of Preparation of an EIR for the MPWSP describes an alternative to the MPWSP that would include a smaller desalination plant combined with the Proposed GWR Project (CPUC 2012). Based on ongoing coordination with the CPUC’s EIR consultants, this alternative is referenced as the “Variant” and includes a 6.4 mgd desalination plant that was proposed by CalAm in amended application materials, submitted in 2013 to the CPUC (CPUC, 2013).

combined projects would result in a total of approximately 540 daily construction workers at all construction sites with an estimated average of about 290 daily construction workers. Operation of both projects would add 34 to 39 new permanent employees. It is expected that new jobs would be filled by local residents as the new jobs would not require specialized training or expertise that would only be available outside the local area.

Although the MPWSP and Proposed Project would provide new sources of drinking water; the water provided by the projects would replace CalAm's withdrawals from the Carmel River system and would replenish the Seaside Basin. The MPSWP may accommodate some population growth, but the Proposed Project would not contribute to such an impact because the Proposed Project would only provide replacement water to CalAm. The provision of additional recycled water for agricultural irrigation provided by the Proposed Project would not be available for potable use, and would not indirectly induce population growth.

Overall Cumulative Impacts. Cumulative projects are shown on **Table 4.1-2** (see **Section 4.1**), and cumulative project locations are shown on **Figure 4.1.1, Cumulative Projects Location Map**. The cumulative projects are cross-referenced (in parentheses) to the project number on **Table 4.1-2**. Over half of the cumulative projects are public infrastructure (#1, 2, 4, 5, 11, 18-20, 23, 25-29, 32, 33,35), institutional (#16, 17) or public recreation (#34) projects. Of the remaining cumulative projects, approved development projects could result in future construction of nearly 4,270 new residential units primarily within the former Fort Ord military base and the cities of Marina and Seaside (#3, 8, 10, 15, 22). The remaining cumulative projects would result in commercial and/or hotel development or residential and mixed-used projects that have not yet been approved. Some of the approved projects would be developed over a phased period to the year 2020, while the buildout timeframe of other projects is not known.

Regional population forecasts are presented in **Table 4.15-2**. Population growth in Monterey County is projected to increase by nearly 22,000 residents and approximately 8,300 housing units by the year 2020.² Thus, it appears that cumulative projects and associated growth are accounted for in regional growth projections. Furthermore, based on the analysis in this section, no new residents would be expected to be added to this geographic area due to the Proposed Project. Construction-related employment resulting from the Proposed Project would result in minimal population growth, if any, for a temporary period. Operations-related employment resulting from the Proposed Project is not expected to result in any population growth; thus, the Proposed Project would not contribute to long-term cumulative population growth.

Cumulative Impact Conclusion

The Proposed Project would not make a considerable contribution to significant cumulative impacts related to population and housing.

² Based on existing Monterey County population of 405,686 and 138,817 housing units as of 2014 (California Department of Finance, 2014).

4.15.5 References

- Association of Monterey Bay Area Governments, 2008a. Monterey Bay Area 2008 Regional Forecast, Population, Housing and Employment Projections for Monterey, San Benito and Santa Cruz Counties to the Year 2035, June 2008.
- Association of Monterey Bay Area Governments, 2008b. Regional Housing Needs Allocation Plan 2007-2014 for Monterey and Santa Cruz Counties, June 2008.
- Association of Monterey Bay Area Governments, 2014a. 2014 Regional Growth Forecast
- Association of Monterey Bay Area Governments, 2014b. Regional Housing Needs Allocation Plan 2014-2023
- California American Water, 2012. CPUC Sizing Agreement (CPUC A.12-04-019, Filed April 23, 2012)
- California Department of Finance. May 2014. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2014 with 2010 Census Benchmark. Available Online at: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>. Date Accessed: November 23, 2014.
- California Public Utilities Commission, 2013. Filings for Proceeding A1204019 (referred to as one of the "Settlement Agreements") filed 7/31/13). Available Online at: http://www.watersupplyproject.org/Websites/coastalwater/files/Content/3877658/Sizing_Agreement_PDFA.pdf, accessed November 2013. Date Accessed: February 16, 2015.
- United States Census Bureau, 2010. American Fact Finder. Available Online at http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml. Date Accessed: March 5, 2014.

This Page Intentionally Left Blank