

## 4.19 Population and Housing

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This section provides a description of population and housing in the vicinity of the Monterey Peninsula Water Supply Project (MPWSP or proposed project) area, and analyzes the potential impacts associated with implementation of the proposed project.

### 4.19.1 Setting

The project area lies within the cities of Marina, Sand City, Seaside, Monterey, and Pacific Grove, and unincorporated Monterey County. As shown in **Figure 3-2**, proposed project facilities would extend north-to-south approximately 14 miles, from the Seawater Intake System and MPWSP Desalination Plant located north of the city of Marina, to the western terminus of the proposed Monterey Pipeline in the city of Pacific Grove. The area surrounding the proposed project is characterized by a mix of residential, commercial, industrial, public open space, and recreational facilities.

In January 2013, Monterey County was home to approximately 421,490 residents and had approximately 138,450 housing units. Between 1990 and 2010, the total population of Monterey County increased by approximately 16.7 percent, and the total number of housing units increased by approximately 13.8 percent (California Department of Finance, 2007; 2013). **Table 4.19-1** shows 2010 census data for population and housing, and California Employment Development Department estimates of the 2010 labor force, for the Monterey County jurisdictions that could be affected by implementation of the proposed project.

**TABLE 4.19-1  
 2010 CENSUS DATA AND ESTIMATED LABOR FORCE FOR POTENTIALLY-AFFECTED JURISDICTIONS**

Jurisdiction	Population	Housing Units	Labor Force
Carmel-by-the-Sea	3,722	3,417	2,500
Del Rey Oaks	1,624	741	1,200
Monterey	27,810	13,584	17,700
Pacific Grove	15,041	8,169	10,600
Sand City	334	145	200
Seaside	33,025	10,872	16,600
Unincorporated Area <sup>a</sup>	17,847	5,930	9,507
<b>Total for Monterey District Service Area</b>	<b>99,403</b>	<b>42,858</b>	<b>58,307</b>
Marina	19,718	7,200	11,200
Monterey County	415,057	137,910	221,100

NOTE:

<sup>a</sup> An estimated 4.3 percent of the countywide population inhabits the unincorporated portions of the Monterey District (ESA, 2014). As a result, the housing units and labor force for the unincorporated portion of the Monterey District were estimated as 4.3 percent of the county total.

SOURCE: California Department of Finance, 2013; California Employment Development Department, 2013.

## 4.19.2 Regulatory Framework

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

## 4.19.3 Impacts and Mitigation Measures

### 4.19.3.1 Significance Criteria

In accordance with Appendix G of the CEQA Guidelines, implementation of the proposed project would have a significant impact related to population and housing if it would:

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

The potential need for additional workforce to support project construction and operations is considered in the analysis of the project's potential to "induce substantial population growth...directly," in the first CEQA criterion listed above, since the project's construction and operations jobs would be the mechanism by which population might be directly attracted to the area. The potential for the project to indirectly induce growth is addressed in Chapter 8, Growth-Inducement Potential and Secondary Effects of Growth.

The project's potential growth-inducing effects are discussed in Chapter 8, Growth-Inducement Potential and Secondary Effects of Growth.

Based on the nature of the proposed project, no impacts related to the following significance criteria would result for the reasons described below:

***Displace substantial numbers of housing units, necessitating construction of replacement housing.*** The proposed project would improve the existing water supply and infrastructure and would not displace any housing units. The proposed project would employ up to 800 construction workers over the 30 month construction period (see Chapter 3, Section 3.5, Project Construction). The peak construction period, when the most workers would be employed, would be 1 month. It is expected that local labor could meet the construction workforce requirements. Therefore, the proposed project would not create demand for additional housing, and impacts related to the displacement of housing are not applicable.

***Displace substantial numbers of people, necessitating construction of replacement housing.*** The proposed project would improve the existing water supply and infrastructure, and the project's construction or operational activities would not displace housing units or people or necessitate the construction of replacement housing elsewhere. Therefore, this impact criterion is not applicable.

*Induce substantial population growth in an area indirectly (for example, through the extension of roads or other infrastructure).* The potential for the proposed project to indirectly induce growth or result in indirect growth-inducing effects, and the secondary effects of growth associated with the proposed project are evaluated in Chapter 9, Growth-Inducement Potential and Secondary Effects of Growth (see Chapter 9 for the pertinent discussion). The potential for the project to result in the need for additional workforce to support project construction and operations is considered in this section.

### 4.19.3.2 Summary of Impacts

**Table 4.19-2** summarizes the proposed project’s impacts and significance determinations related to population and housing.

**TABLE 4.19-2  
 SUMMARY OF IMPACTS – POPULATION AND HOUSING**

Impacts	Significance Determinations
<b>Impact 4.19-1:</b> Induce substantial population growth directly (for example, by resulting in the need for additional workforce to support project construction and operations).	LS

LS = Less than Significant impact, no mitigation required

**Impact 4.19-1: Induce substantial population growth directly (for example, by resulting in the need for additional workforce to support project construction and operations). (*Less than Significant*)**

During the approximately 30-month overall construction period, up to 400 construction workers could be employed based on the number of workers needed for each project component (see **Table 4.9-4** in Chapter 4, Section 4.9, Traffic and Transportation, which summarizes the number of workers needed for each component). The construction durations for the individual project components vary substantially, however – construction of project components involving almost half this workforce estimate would take 6 months or less. Consequently it is expected that fewer than 400 workers would be employed as some workers would likely work on more than one project component. (For example, if the construction periods for the Desalinated Water Pipeline, the Transmission Main, and Transfer Pipeline did not overlap, the same 25-worker crew could be used for all three of these components, which are expected to take 6 months each, rather than a total of 75 workers.) Based on CalAm’s preliminary estimate of construction phasing, MPWSP construction would require up to approximately 270 construction workers at any one time and for most of the 30-month construction period would require between 120 and 270 construction workers at any one time. This represents from 2 to 4 percent, respectively, of the Association of Monterey Bay Government’s (AMBAG) estimate of construction jobs in the region in 2010, and from 3 to 6 percent of AMBAG’s estimate of construction jobs in Monterey County alone in 2010. Thus, MPWSP construction would not create employment opportunities substantially greater than would normally be available to construction workers in the area, and workers are expected to be drawn from the regional labor pool. While some workers might temporarily relocate from other areas, any associated increase in population would be negligible and temporary. During operations, it is assumed that approximately 25 to 30 facility operators and support personnel would operate the

MPWSP Desalination Plant. All other proposed facilities (i.e., the Seawater Intake System, improvements to the Seaside Groundwater Basin ASR system, Terminal Reservoir, and Valley Greens Pump Station) would be operated remotely using Supervisory Control and Data Acquisition systems, with periodic visits by CalAm personnel for operations review and maintenance. Conservatively assuming that the regional labor force could not meet the operational workforce requirements, up to 30 personnel would represent a 0.01 percent increase in employment within Monterey County. This incremental increase would not induce population growth in the region. The proposed project would not construct new homes or, with the exception of the MPWSP Desalination Plant, new places of employment in the area.

Therefore, construction and operation of the proposed project would not directly induce a substantial increase in the local population as it would not require a substantial increase in the local workforce to support project construction or operations. Thus, the direct growth-inducing impact of the proposed project would be less than significant. No mitigation measures would be required.

### ***Mitigation Measures***

None required.

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## **References – Population and Housing**

- Association of Monterey Bay Area Governments (AMBAG), 2014. *2014 Regional Growth Forecast: Technical Documentation*. Adopted June 11, 2014.
- California Department of Finance, 2007. E-8 Historical Population and Housing Estimates for Cities, Counties, and the State, 1990-2000. Sacramento, California, August 2007. Available online at: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-8/>. Accessed October 20 and November 18, 2013.
- California Department of Finance, 2013. E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011-2013, with 2010 Benchmark. Revised May 10, 2013. Available online at: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>. Accessed October 17, 2013.
- California Employment Development Department (EDD), 2013. Monthly Labor Force Data for Cities and Census Designated Places: Annual Average 2010 - Revised March 19, 2013. Available online at: <http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProfi>. Accessed September 11, 2014.
- Environmental Science Associates (ESA), 2014. Estimated percentage of total Monterey County population in the unincorporated portion of the CalAm Monterey District Service Area.