

4.19 Population and Housing

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This section describes the existing population and housing characteristics and trends in the vicinity of the Monterey Peninsula Water Supply Project (MPWSP or proposed project) and analyzes the potential for implementation of the proposed project to result in direct and/or indirect impacts on population and housing, including the potential for the project to result in the need for additional workforce to support project construction and operations. The potential for the provision of water supply from the MPWSP to indirectly induce growth is addressed in Section 6.3, Growth Inducement.

4.19.1 Setting/Affected Environment

The study area for the evaluation of effects related to population and housing displacement is Monterey County and in particular CalAm’s Monterey District service area, which would be the area affected directly by potential population and housing effects of the proposed project. There are no MBNMS resources that would be affected by impacts identified in this section; all impacts related to population and housing would occur outside of MBNMS boundaries. Therefore, MBNMS resources are not described in the environmental setting/affected environment.

The proposed project lies within the cities of Marina, Seaside, and Monterey, and in unincorporated Monterey County, including the unincorporated community of Castroville. Except for the incorporated cities, however, population and housing data are not readily available for subcounty areas. Therefore, the analysis includes data for Monterey County as a whole. The study area for the evaluation of the direct growth inducing effects of the proposed project is the three-county Monterey Bay region consisting of Monterey, San Benito, and Santa Cruz counties. This is the region within which workers could be expected to commute between jobs and residences, and in particular, is the area within which construction workers would be expected to commute from their residences to temporary job sites elsewhere in the region.

4.19.1.1 Population, Housing and Labor Force

In January 2015, Monterey County was home to approximately 432,637 residents and had approximately 139,177 housing units. Between 1990 and 2015, the total population of Monterey County increased by about 22 percent, and the total number of housing units increased by about

15 percent (California Department of Finance, 2007; 2016). **Table 4.19-1** shows 2010 census data for population and housing, estimates of population and housing in 2015, and estimates of the 2010 and 2015 labor force¹ in the Monterey County jurisdictions that could be affected by implementation of the proposed project.

**TABLE 4.19-1
POPULATION, HOUSING, AND LABOR FORCE IN POTENTIALLY AFFECTED JURISDICTIONS**

Jurisdiction	Population		Housing Units		Labor Force ^c	
	2010 ^a	2015 ^b	2010 ^a	2015 ^b	2010 ^c	2015 ^c EDD ^b
Carmel-by-the-Sea	3,722	3,824	3,417	3,417	1,700	1,800
Del Rey Oaks	1,624	1,655	741	741	900	1,000
Monterey (city)	27,810	28,576	13,584	13,637	15,200	15,700
Pacific Grove	15,041	15,251	8,169	8,184	8,700	9,000
Sand City	334	376	145	176	200	200
Seaside	33,025	34,025	10,872	10,913	18,100	18,400
Unincorporated Area ^d	17,847	18,603	5,930	5,985	9,280	9,520
Total for Monterey District Service Area	99,403	102,310	42,858	43,053	54,080	55,620
Marina	19,718	20,496	7,200	7,334	11,300	12,000
Castroville ^e	6,481	See note e	1,539	See note e	3,200	3,200
Monterey County (Total)	415,057	432,637	137,910	139,177	215,800	221,400
San Benito County (Total)	55,269	56,445	17,870	18,262	27,900	29,800
Santa Cruz County (Total)	262,382	273,594	104,476	105,221	141,700	144,200

NOTES:

^a Population and housing data for 2010 are from the U.S. Census Bureau's decennial census.

^b Population and housing data for 2015 are estimates prepared by the California Department of Finance.

^c Labor force data for 2010 and 2015 are estimates prepared by the California Employment Development Department; labor force refers to people who live in the area who are employed or looking for work, regardless of where they actually work.

^d An estimated 4.3 percent of the countywide population inhabits the unincorporated portions of CalAm's 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.

^e Since Castroville is unincorporated, data shown are for Castroville Census Designated Place (CDP). The California Department of Finance does not provide estimates for disaggregated unincorporated areas and to date estimates for 2015 are not available from the U.S. Census Bureau's Community Survey (ACS). The ACS estimates that in 2014 Castroville CDP had a population of 6,226 and had 1,550 housing units.

SOURCE: California Department of Finance, 2016; California Employment Development Department, 2013, 2016a, 2016b, 2016c, 2016d, 2016e; U.S. Census Bureau, 2016a, 2016b.

4.19.1.2 Employment

The California Employment Development Department estimates that approximately 187,400 people worked in Monterey County in 2015, an increase of 5,400 jobs since 2014 and the county's peak annual average employment level to date (California Economic Development Department 2016c). This estimate measures workers by place of work and includes full-time and part-time wage and salary employment; it does not include self-employed people, unpaid family

¹ Labor force refers to people living in the jurisdiction who are employed or looking for work, regardless of where they actually work.

workers, or private household employees² (California Economic Development Department 2016f). Total employment in Monterey County grew steadily from 1995 to 2000, leveled off between 2001 and 2008, when there were minor fluctuations of job gains and losses, and dropped substantially in 2009, reflecting the effects of the recession that began in late 2007-early 2008.³ From 2008 to 2009 Monterey County lost more than 6,000 jobs, a 4 percent decline – from 174,100 jobs in 2008 to 168,000 in 2009. Employment as a whole in the county began to recover in 2010 and by 2013 the number of countywide jobs had slightly exceeded the previous peak in 2008. About 19,400 jobs were added in Monterey County from 2010 through 2015 (California Economic Development Department, 2016c). Approximately 16,000 people worked in San Benito County in 2015. This was slightly fewer than the 16,100 people working in the county in 2014 but 500 more than the number working in the county in 2013. While 1,700 jobs have been added in the county since 2010, the number of people working in the county in 2015 is still 1,900 fewer than at the county's employment peak, in 2007, when 17,900 people worked in the county (California Employment Development Department, 2016d). Approximately 106,500 people worked in Santa Cruz County in 2015, 2,800 more than in 2014. Since 2010, almost 9,000 jobs have been added in Santa Cruz County, although 2015 employment is still slightly less than the county's peak employment to date, in 2001, when 106,700 people worked in the county (California Economic Development Department 2016e).

Construction employment generally followed the same trend but the construction industry experienced more pronounced changes over this period compared to overall employment. Construction jobs grew at a faster rate between 1995 and 2001 compared to jobs overall and there was a much sharper decline in construction jobs from 2008 to 2009. Monterey County lost about 1,500 construction jobs in 2009, a 25 percent decrease from 2008; in addition, the construction industry began experiencing declines in employment earlier, in 2007, and the effects of the recession in this sector lasted longer compared to overall county employment. From 2006 through 2011 the county lost 3,400 construction jobs, a decrease of almost 50 percent over this six-year period. Construction employment began to increase slowly starting in 2012, and 1,300 jobs were added between 2012 and 2015. Nevertheless, there were 2,100 fewer construction jobs in the county in 2015 than in 2006 (5,100 people working in construction jobs in Monterey County in 2015 compared to 7,200 in 2006). In the three-county region that includes neighboring Santa Cruz and San Benito Counties as well as Monterey County, 7,600 construction jobs were lost between 2006 and 2011. As in Monterey County, construction employment in the three-county region began to recover in 2012, and 2,400 construction jobs were added between 2012 and 2015. In 2015 there were 9,800 people working in construction jobs in the three-county region, 5,200 fewer than in 2006 (California Employment Development Department, 2016c; 2016d; 2016e).

² The estimates of employment by place of work count part-time and full-time jobs equally. People who hold more than one job may be counted more than once.

³ In Monterey County the effects of the recession on jobs overall were not reflected in job numbers (i.e., by fewer annual average jobs compared to the year before) until 2009.

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 Evaluation Criteria

Implementation of the proposed project would have a significant direct or indirect impact related to population and housing if it would:

- Induce substantial population growth in an area, directly (for example, by proposing new homes and businesses);
- 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.

Based on the location and nature of the proposed project, the following criteria are not considered in the impact analyses in Sections 4.19.5.1 and 4.19.5.2 for the reasons described below:

Displace substantial numbers of housing units, necessitating construction of replacement housing. The proposed project would augment the existing water supply and construct new water supply infrastructure. Most facilities would be underground and the proposed desalination plant would be located on a currently vacant parcel. The proposed project would not displace any housing and would not necessitate construction of replacement housing. Therefore, the criterion related to housing displacement does not apply and is not addressed further in this section.

Displace substantial numbers of people, necessitating construction of replacement housing. The proposed project would augment the existing water supply and construct new water supply infrastructure; it would not displace any people, including any workers, and would not necessitate construction of replacement housing elsewhere. Therefore, this impact criterion does not apply and is not addressed further in this section.

The impacts of growth that could be indirectly induced by the MPWSP are addressed in Section 6.3, Growth Inducement.

4.19.4 Approach to Analysis

In addition to CEQA requirements for addressing population and housing effects, CEQ Regulations contain a key provision that should be noted: "economic or social effects are not intended by themselves to require preparation of an environmental impact statement" (40 CFR 1508.14). However, when an EIS is prepared "and economic or social and natural or physical environmental effects are interrelated, then the environmental impact statement will discuss all of these effects on the human environment" (40 CFR 1508.14).

The evaluation of potential population and housing effects must consider employment associated with the concurrent construction of multiple project components; therefore, the analysis considers MPWSP construction as a whole, and similarly considers MPWSP operations as a whole rather than by component. The analysis compares the number of project-related jobs to current and recent employment levels in the three-county Monterey Bay region, which includes Monterey County, San Benito County, and Santa Cruz County, as a means to assess whether demand for project employment would likely be met primarily by the local and regional labor pool, or attract substantial numbers of workers from outside the region.

The evaluation of cumulative impacts considers the effects of cumulative projects in Monterey, San Benito, and Santa Cruz Counties. The analysis of cumulative population and housing impacts is based on growth projections contained in the general plans or related background documents of the three counties.

4.19.5 Direct and Indirect Effects of the Proposed Project

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

Impacts	Significance Determinations
Impact 4.19-1: Induce substantial population growth directly during project construction.	LS
Impact 4.19-2: Induce substantial population growth directly during project operations.	LS
Impact 4.19-C: Cumulative impacts related to population and housing.	LS

NOTE:

LS = Less than Significant impact, no mitigation proposed

4.19.5.1 Construction Impacts

Impact 4.19-1: Induce substantial population growth directly during project construction. (*Less than Significant*)

During the approximately 24-month construction period up to 345 construction workers would be employed concurrently, according to planned construction phasing. The duration of construction for individual project components would vary substantially, however – from 2 months for the Pipeline to CSIP Pond to 24 months for the MPWSP Desalination Plant. Consequently, the number of construction workers needed would vary, from 90 to 345, over the 24-month construction period. Concurrent construction of project components is expected to require from 300 to 345 workers during the peak four months of construction (i.e., when the most components would be under construction concurrently). For another 11 months, 230 to 280 workers would be needed, and 90 to 100 workers would be needed during the final nine months of construction, primarily for completion of the desalination plant. Construction employment during the peak period (i.e., 345 jobs) represents 7 percent of the construction jobs in Monterey County in 2015 and 4 percent of the construction jobs in the three-county region comprising Monterey, Santa Cruz, and San Benito

Counties in 2015. The 90 to 280 jobs provided during the rest of the construction period represent 2 percent to 6 percent, respectively, of Monterey County construction jobs in 2015 and 1 percent to 3 percent, respectively, of construction employment in the three-county region.

Given that MPWSP construction jobs would represent a minor percentage of the current local and regional construction employment levels, MPWSP construction is not expected to create employment opportunities substantially greater than would normally be available to construction workers in the area. In addition, the substantial number of construction jobs lost in the county and region during the recession suggests the availability of workers not reflected in current job data. Therefore, construction workers needed for MPWSP construction are expected to be drawn from the local and regional labor pool. It is expected that construction workers who do not live in the vicinity of the MPWSP would commute from elsewhere in county or three-county region rather than relocate from more distant cities and towns. Consequently, construction of the MPWSP would not induce population growth by attracting a substantial number of workers from outside the region to relocate to the area, and therefore would not create demand for additional housing or other facilities and services associated with growth.

The proposed project does not involve any housing construction and would not induce growth directly by constructing housing that would attract people to the area. Therefore, construction of the proposed project would not directly induce a substantial increase in the local population and the direct growth-inducing impact of the proposed project would be less than significant.

Mitigation Measures

None proposed.

4.19.5.2 Operational and Facility Siting Impacts

Impact 4.19-2: Induce substantial population growth directly during project operations. (Less than Significant)

The geographic scope for the analysis of impacts during project operations is the three-county region consisting of Monterey, San Benito, and Santa Cruz Counties. The analysis assumes that workers needed to staff project operations could be drawn from within this region. Although it is more likely that workers would be drawn from areas of northern Monterey County, western San Benito County, and southern Santa Cruz County than from the more distant areas of the counties, data are not readily available for sub-county regions; therefore, the geographic scope includes the entire three counties.

During MPWSP operations, 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, ASR-5 and ASR-6 Wells, and Carmel Valley Pump Station) would be operated remotely using Supervisory Control and Data Acquisition systems, with periodic visits by existing CalAm

personnel for operations review and maintenance. It is likely that existing plant operators would be retrained to operate the desalination facility, or operators would be drawn from the existing labor pool in Monterey County and potentially Santa Cruz and San Benito Counties, and would not attract workers from outside the region. However, conservatively assuming that the regional labor force could not meet the operational workforce requirements, up to 30 new employees relocating to the area would represent a 0.01 percent increase in workers residing in Monterey County (i.e., 0.01 percent of the labor force) in 2015. This incremental increase would not constitute substantial population growth in the region. Similarly, compared to the projected rate of growth of the county's labor force, an increase of 30 new employees would be minor. The county's labor force is projected to increase by 5,600 workers between 2010 and 2015; 30 new employees would represent 0.5 percent of this projected increase. The proposed project would not involve construction of new homes that would directly induce population growth, or, with the exception of the MPWSP Desalination Plant (addressed above), new places of employment in the area.

Therefore, 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 operations, and the direct growth-inducing impact of the proposed project would be less than significant.

Mitigation Measures

None proposed.

4.19.6 Cumulative Effects of the Proposed Project

Impact 4.19-C: Cumulative impacts related to population and housing. (*Less than Significant*)

As discussed above in Section 4.19.5, the proposed project would have no impact related to the displacement of substantial numbers of housing units or people. Therefore, the project would not cause or contribute to a cumulative impact associated with the displacement of housing units or people that would necessitate the construction of replacement housing. The cumulative analysis focuses on the project's contribution to direct cumulative growth effects resulting from construction and operational labor force needs.

Cumulative Impacts During Project Construction

The geographic scope for the analysis of direct cumulative growth inducement impacts during project construction is the three-county region consisting of Monterey, San Benito, and Santa Cruz Counties. This analysis takes a projections based approach, utilizing projections contained in the counties' general plans and related background and environmental review documents. Because Santa Cruz County's general plan was adopted in 1994 and includes projections to 2005, this analysis includes projections contained in its 2015 Housing Element and in the Sustainable Santa Cruz County Plan, which the county adopted in 2014.

- The Monterey County General Plan EIR utilizes Association of Monterey Bay Area Governments' (AMBAG's) 2004 regional forecast, which projects that Monterey County's population will grow from 432,600 in 2005 to 602,700 in 2030, and projects that the number of housing units in the county will increase from about 140,175 units in 2006 to 187,000 units by 2030. Jobs in the county are projected to increase from 238,972 in 2005 to 335,381 by 2030 (Monterey County Resource Management Agency, 2010).
- The San Benito County General Plan Background Report cites AMBAG's 2008 regional forecast, which projects that San Benito County's population will grow from 62,400 in 2010 to nearly 95,000 by 2035. Jobs in the county are projected to increase from 17,400 in 2010 to 21,700 by 2035, and about 13,500 housing units are projected to be added over the same period (San Benito County, 2010).
- The 1994 Santa Cruz County General Plan EIR states that the county had a population of 229,734 in 1990 and 93,700 jobs (not counting self-employed workers), which was projected to increase to 130,700 jobs in 2005. Including self-employed workers, the number of jobs was projected to increase from 104,900 jobs in 1990 to 146,400 in 2005 (Santa Cruz County, 1993). The County's 2015 General Plan Housing Element cites AMBAG's 2014 forecasts, which projects the county population will grow by about 11 percent between 2010 and 2035. The Housing Element indicates that according to AMBAG's Regional Housing Need Allocation, a total of 3,044 new housing units need to be added in the county between 2014 and 2023 (Santa Cruz County, 2016). The County's Sustainable Santa Cruz County Plan, adopted in 2014, also cites AMBAG projections, which indicate that county's population is projected to increase from 262,382 in 2010 to 308,582 in 2035. The number of housing units in the County is projected to increase from 104,476 in 2010 to 120,196 in 2035, and over this same period, 6,150 jobs were expected to be added (Santa Cruz County, 2014).
- The analyses of the cumulative population and housing impacts in the Monterey County and San Benito County General Plan EIRs conclude that because general plans are intended to accommodate future growth, they would have a significant unavoidable growth inducing impact. The 1993 EIR for the Santa Cruz County General Plan concludes that the growth inducing impact of the alternatives evaluated would be less than significant. The 2015 initial study and negative declaration prepared for the 2015 Santa Cruz County Housing Element states that the housing element update is a policy document with an objective of accommodating projected population growth within existing development areas; that the growth inducing impact of the housing element would be less than significant; and that the housing element would have no potentially significant cumulative effects.

The cumulative analysis is based on projected buildout identified in the general plans of the three counties. Although we do not know the timing of the many individual projects that would be constructed under buildout of the counties' general plans, it would be over many years – over the period explicitly covered by the general plans or, frequently, longer. As discussed under Impact 4.19-1, MPWSP construction could generate up to 345 concurrent construction jobs during the four-month peak construction period and from 90 to 280 jobs during the other 20 months of construction.

Construction jobs are temporary, and construction workers in a region typically commute from their residences to temporary construction jobs elsewhere in the region, rather than relocating to the vicinity of the job site. To illustrate out-of-county commuting that occurs for all jobs in the

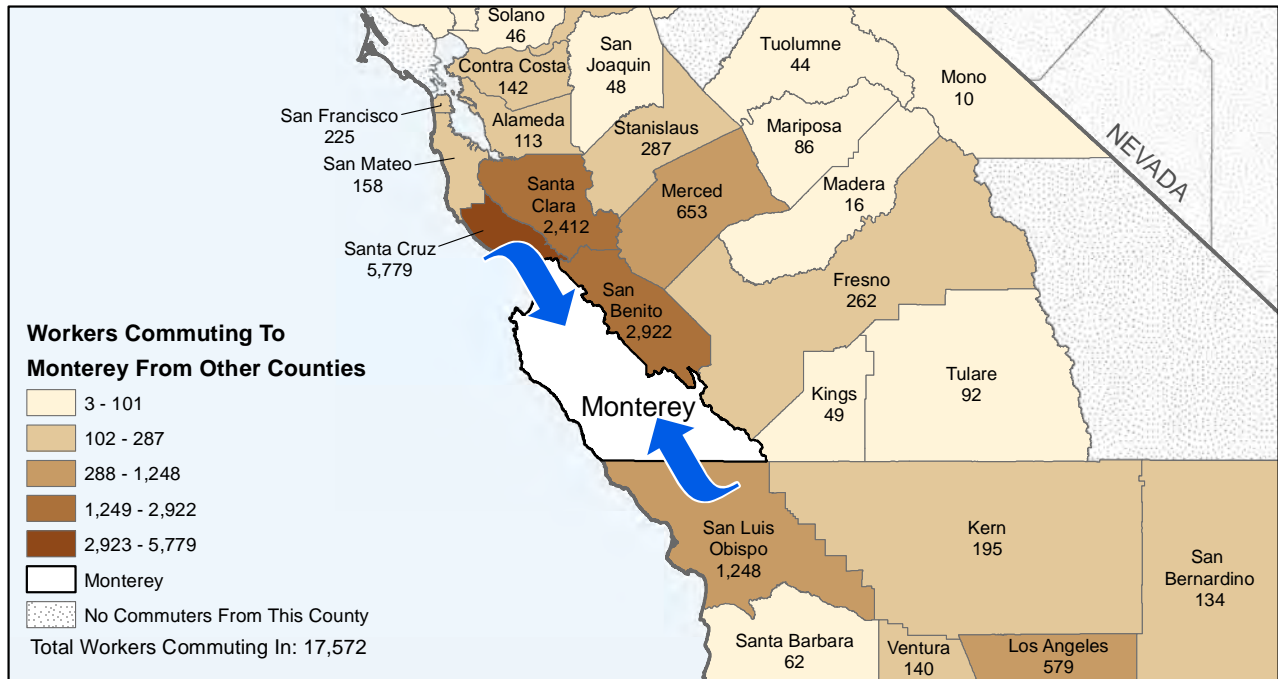
region, **Figures 4.19-1, 4.19-2, and 4.19-3** show estimates of county-to-county commuting flows for Monterey, San Benito, and Santa Cruz Counties. Based on the U.S. Census Bureau's American Community Survey estimates for years 2006 to 2010, the figures show that a substantial number of residents in the region commute to jobs in other counties. As discussed above in Section 4.19.1.2, about 3,400 construction jobs were lost in Monterey County between 2006 and 2011 and construction employment has not returned to pre-recession levels. In 2015, there were still 2,100 fewer construction jobs in the county than in 2006. Nor has construction employment in neighboring San Benito and Santa Cruz Counties recovered to pre-recession levels. These employment numbers reflect the availability of construction workers that are not reflected in current construction job numbers. Since the recession, some of these workers may be working in less desirable jobs and are assumed to return to construction work if jobs were available.

Because of the limited duration of construction jobs and the size of the regional construction workforce, the construction workforce in Monterey, San Benito, and Santa Cruz Counties is expected to accommodate demand of the cumulative projects for construction labor. It thus appears that there would be no significant cumulative impact on population and housing from construction of cumulative projects. Even if cumulative construction projects were to lead to population and housing effects by attracting some workers to move to the area from outside the region, such moves, and associated effects, would likely be temporary. In any event, the contribution of the MPWSP would be less than significant because of the relatively small number of construction workers required and the short duration of the construction period. Therefore, the cumulative impact of MPWSP construction would be less than significant.

Cumulative Impacts during Project Operations

The geographic scope for the analysis of direct cumulative growth inducement impacts during project operations is the three-county region consisting of Monterey, San Benito, and Santa Cruz Counties. The analysis assumes that workers needed to staff project operations could be drawn from within this region. Although it is more likely that workers would be drawn from areas of northern Monterey County, western San Benito County, and southern Santa Cruz County than from the more distant areas of the counties, data are not readily available for sub-county regions; therefore, the geographic scope includes the entire three counties.

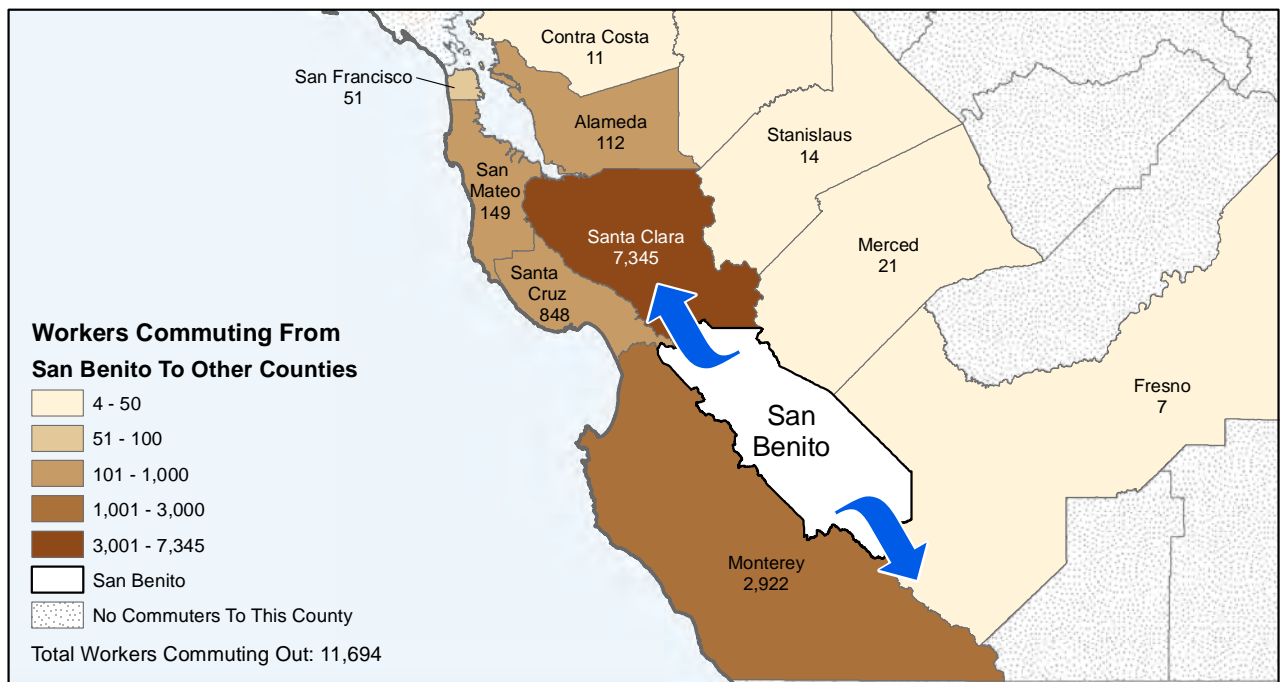
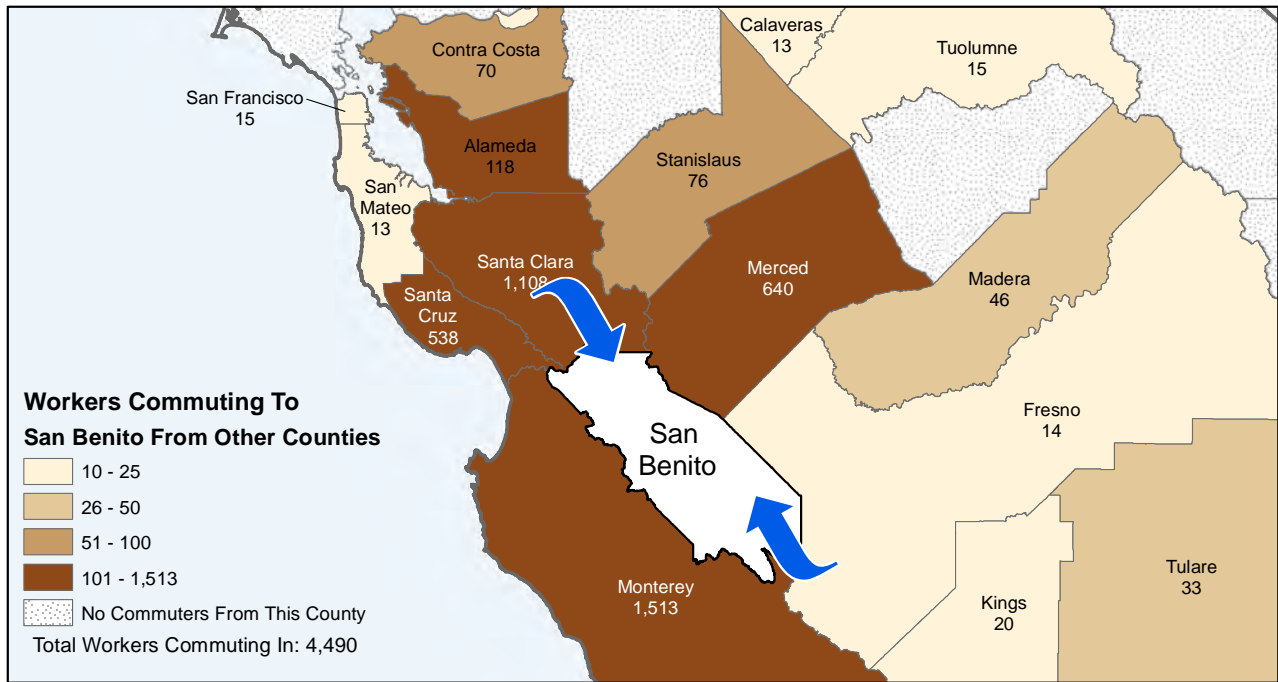
This analysis takes a projections based approach using projections contained in the counties' general plans and related background and environmental review documents, and, for Santa Cruz County, the Sustainable Santa Cruz County Plan, which the county adopted in 2014. Refer to the summary of projections included in the plans under the discussion of construction impacts, above. The cumulative analysis is based on projected buildout identified in the general plans of the three counties. Although we do not know the timing of the many individual non-residential projects that would commence operations under buildout of the counties' general plans, it would occur over many years. The timeframe during which MPWSP operations could contribute to a cumulative population and housing impact would be the approximately 40-year operations phase.



Total Workers That Live And Work in Monterey: 158,479

Data Source:
 Special Report of 2006 to 2010 County-to-County Commuting Flows,
 American Community Survey, U.S. Census Bureau,
 report released January 2013

Cartography by:
 Labor Market Information Division
 California Employment Development Department
 March 2015



Total Workers That Live And Work in San Benito: 12,213

Data Source:
 Special Report of 2006 to 2010 County-to-County Commuting Flows,
 American Community Survey, U.S. Census Bureau,
 report released January 2013

Cartography by:
 Labor Market Information Division
 California Employment Development Department
 February 2015



Total Workers That Live And Work in Santa Cruz: 93,245

Data Source:
 Special Report of 2006 to 2010 County-to-County Commuting Flows,
 American Community Survey, U.S. Census Bureau,
 report released January 2013

Cartography by:
 Labor Market Information Division
 California Employment Development Department
 February 2015

According to the California Economic Development Department, in 2015, Monterey County had a labor force of 221,400 workers and an unemployment rate of 8.1 percent (i.e., there were 203,500 employed and 17,900 unemployed workers in the county). San Benito County had a labor force of 29,800 and an unemployment rate of 7.6 percent in 2015 (27,500 employed and 2,300 unemployed workers in the county), and Santa Cruz County had a labor force of 144,200 and an unemployment rate of 7.5 percent (133,400 employed and 10,800 unemployed workers in the county). The unemployment rates in Monterey, Santa Cruz and San Benito Counties are higher than the 2015 statewide average for California (5.3 percent) and higher than recent estimates by the Federal Reserve Board of a long-term normal rate of unemployment (which ranged from 4.6 to 5 percent) (Federal Reserve Board, 2016).⁴ The three counties' relatively high unemployment rates suggest that a substantial number of jobs could be accommodated by the regional labor pool.

In addition, the three counties' general plans and related planning documents project employment and population growth over the period that the MPWSP would be in operation, as summarized above under Cumulative Impacts during Project Construction. The general plans are designed to accommodate anticipated job growth and housing for new workers. AMBAG's current growth forecast, adopted in 2014, projects that more than 40,000 jobs will be added in Monterey County alone between 2010 and 2035 (AMBAG, 2014).

Given the size of the regional work force, current unemployment rates in Monterey, San Benito, and Santa Cruz counties, and the size of the currently unemployed workforce, labor demand associated with the cumulative projects is expected to be accommodated by workers in the region. To the extent that new workers would move to the area from outside the region in response to employment opportunities provided by non-residential development in the three counties, there is no evidence to suggest that any such in-migration would be inconsistent with job growth projected and planned to occur under the three counties' general plans, and housing is also planned to accommodate such new workers. The California Regional Housing Need Allocation program specifically requires jurisdictions to accommodate their fair share of anticipated housing needs. A key purpose of General Plan housing elements is to demonstrate that jurisdictions have the capacity to accommodate anticipated housing needs.

Because the population and housing that could be induced by operation of cumulative projects is expected to be consistent with growth anticipated in the counties' general plan documents, the cumulative impact during project operations would be less than significant. As discussed above in Impact 4.19-2, the MPWSP's operational workforce demands would be nominal: 25 to 30 people relative to the total estimated workforce and unemployment rate in the region. Even in the unlikely event that the population and housing induced by operation of cumulative projects was significant, in no event would the proposed project make a cumulatively considerable contribution to any such effect and the project's impact would be less than significant.

⁴ The estimates were provided by participants of the Federal Open Market Committee in the committee's June 2016 Summary of Economic Projections. Some level of unemployment is expected even with a healthy, dynamic economy, as workers switch jobs, new workers enter the labor market, and other workers leave it (Federal Reserve Board, 2016).

The potential for the MPWSP to indirectly support growth by providing additional water supply is addressed in Section 6.3, Growth Inducement.

References – Population and Housing

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