

3.12 POPULATION AND HOUSING

3.12.1 SETTING

Population

The region's population is largely concentrated in its urbanized places. With the exception of Hollister and Salinas, larger-scale urban development in the region lies mostly along the Monterey Bay coastal plains and foothills from the City of Santa Cruz in the north to Carmel on the Monterey Peninsula in the south. The estimated population and distribution by County, city and unincorporated area as of January 1, 2004 is shown in **Table 3-4**, based on information prepared by the Demographic Unit of the California Department of Finance.

The most recent population and employment forecasts were developed by the Association of Monterey Bay Area Governments (AMBAG) in April of 2004, based on local, regional and national economic and demographic trends, historical data, local general plans and availability of vacant land, and other specific assumptions. The forecasts, shown in **Table 3-5**, project population and employment for each County, incorporated city, and the unincorporated portion of each County through the year 2030, in five year increments. The projections were accepted by the AMBAG Board of Directors and, in most instances, fall within jurisdictions' existing General Plan buildout figures. Although a range of infrastructure and resource constraints are discussed in the forecast report, the projections were not adjusted to account for these constraints, per AMBAG Board of Directors policy direction. The various constraints are discussed in the **PROJECT DESCRIPTION**, above (see pages 2-23 through 2-24).

As shown in **Table 3-5**, the 1990 region-wide population of 622,091 persons increased to 710,148 persons by 2000, a total increase of about 14.2 percent during the decade. Between 2000 and 2010, the rate of population growth population is expected to increase somewhat more slowly (by an average of about 1.3 percent per year during the decade), and then slow to an average of about 1 percent per year between 2010 and 2030, resulting in a 2030 population of approximately 991,369 persons. The total projected population growth through 2030 represents an approximately 39 percent increase over the region's 2000 population. Over half of the region's population resides in Monterey County, and while its rate of population increase between 2000 and 2030 will average only about 1.6 percent per year, it will increase its total population over the course of the thirty years by an estimated 201,419 persons, an increase of 50 percent. Although San Benito County is anticipated to have the highest average growth rate from 2000 to 2030 of about 1.9 percent annually, and a 57 percent increase in its population, its projected increase of 30,557 persons is approximately one-sixth as many residents as will be added to Monterey County, and San Benito County's population in 2030 will be approximately 8 percent of the three-County region (as it is today). In addition, during these thirty years, Santa Cruz County is expected to add about 49,245 residents, which represents an average growth rate of about 0.6 percent per year, and a total increase of approximately 19 percent.

TABLE 3-4: MONTEREY BAY REGION POPULATION DISTRIBUTION BY COUNTY AND INCORPORATED CITY - 2004

	January 1, 2004 Population	Percent
Monterey County		
Carmel	4,102	0.55
Del Rey Oaks	1,654	0.22
Gonzales	8,424	1.14
Greenfield	13,167	1.78
King City	11,477	1.55
Marina	19,115	2.59
Monterey	30,241	4.09
Pacific Grove	15,577	2.10
Salinas	152,209	20.60
Sand City	308	0.04
Seaside	33,304	4.50
Soledad	26,203	3.54
Unincorporated Area	105,660	14.30
Monterey County Total	421,441	57.05
San Benito County		
Hollister	36,997	5.00
San Juan Bautista	1,721	0.23
Unincorporated Area	18,398	2.49
San Benito County Total	57,116	7.73
Santa Cruz County		
Capitola	10,658	1.44
Santa Cruz	56,289	7.61
Scotts Valley	11,598	1.56
Watsonville	48,293	6.53
Unincorporated Area	133,980	18.13
Santa Cruz County Total	260,218	35.22
REGIONAL TOTAL	738,775	100.00

Source: State of California, Department of Finance, City/County Population and Housing Estimates, 2004, Sacramento, California, May 2004.

**TABLE 3-5: FORECAST OF POPULATION FOR CITIES AND COUNTIES IN THE MONTEREY BAY REGION
(2000 – 2030)**

City/County	2000*	2005	2010	2015	2020	2025	2030
Carmel	4,081	4,095	3,947	3,924	3,900	3,923	3,945
Del Rey Oaks	1,650	1,652	1,594	1,586	1,577	1,586	1,594
Gonzales	7,525	9,229	12,463	14,627	16,791	22,968	29,145
Greenfield	12,583	15,097	18,627	21,570	24,512	27,183	29,854
King City	11,094	12,885	115,484	17,433	19,381	21,371	23,360
Marina	19,163	23,172	30,567	32,465	34,362	34,860	35,357
Monterey	29,674	29,863	28,824	28,653	28,431	28,648	28,815
Pacific Grove	15,522	15,586	15,046	14,963	14,880	14,976	15,073
Salinas	143,776	146,687	165,141	174,787	184,434	198,749	213,063
Sand City	261	384	370	368	365	367	369
Seaside	33,097	34,221	34,886	34,871	34,855	35,002	35,148
Soledad	22,634	29,647	32,413	35,938	39,463	45,549	51,634
Unincorporated	100,252	110,083	105,485	114,776	124,067	129,721	135,373
Monterey Total	401,312	433,600	464,847	495,961	527,069	564,903	602,731
Hollister	34,413	38,413	44,423	48,954	53,485	56,594	59,703
San Juan Bautista	1,549	2,032	2,905	3,249	3,593	3,954	4,315
Unincorporated	17,272	18,099	16,562	17,330	18,098	18,963	19,773
San Benito Total	53,234	58,411	63,890	69,533	75,176	79,484	83,791
Capitola	10,033	10,869	10,978	11,041	11,104	11,120	11,136
Santa Cruz	54,593	56,953	57,768	58,846	59,924	61,956	63,987
Scotts Valley	11,385	13,182	13,667	13,864	14,062	14,169	14,275
Watsonville	44,265	52,716	56,779	61,126	65,473	67,946	70,418
Unincorporated	135,326	133,824	136,167	139,150	142,132	143,582	145,031
Santa Cruz Total	255,602	267,544	275,359	284,027	292,695	298,773	304,847
Regional Total	710,148	758,555	804,096	849,521	894,940	943,160	991,369

* For 2000 U.S. Census, Soledad Prisons population (11,257) was assigned to both Marina and Salinas but has been informally adjusted by AMBAG staff to Soledad for planning purposes.

Population growth over the thirty-year period is projected to be distributed irregularly throughout the region, with the largest increase occurring in Monterey County, which will expand by about 201,419 persons, which represents approximately 71 percent of the total regional growth. The population of Salinas is expected to increase by approximately 69,287 persons during this same period, a significant component of Monterey County growth. About 15 percent of Monterey County's growth between 2000 and 2030 is expected to occur in unincorporated areas (largely into seven unincorporated communities), mostly in small increments of about 1,000 to 3,000 persons over the planning period, but with the notable exception of the Crazy Horse area (Rancho San Juan), which is expected to gain almost 10,000 persons by 2030.

San Benito County is projected to have the fastest growth rate of the three counties during the period 2000 to 2030, averaging approximately 1.9 percent per year, with a projected total population expansion of 30,557 persons, or 57 percent over its 2000 population. Through the year 2030, over 82 percent of this growth will occur in Hollister, and most of the rest of the growth will occur in unincorporated areas around Hollister and San Juan Bautista.

Within Santa Cruz County, approximately 49,245 persons are projected to be added to its 2000 population by 2030. However, this increase represents comparatively moderate growth (under one percent per year on average), and its population will increase by only about 19 percent over its 2000 population, the smallest percentage increase among the three counties. Although the city of Santa Cruz is the largest in the County, it is projected to increase population by only about 9,394 persons between 2000 and 2030, while Watsonville is expected to gain approximately 53 percent of the projected County increase between 2000 and 2030, which will increase its total population by about 59 percent at a 1.9 percent average growth rate. An average annual growth rate of approximately 0.8 percent is projected to occur in Scotts Valley, with a 25 percent population increase between 2000 and 2030. Approximately 19 percent of projected total County growth between 2000 and 2030 will occur in unincorporated areas, primarily within the many unincorporated communities in Santa Cruz County, with small increments of about 1,000 persons. The only notable exceptions are the San Lorenzo Valley area and the Aptos area, which are both expected to grow faster than other unincorporated communities within Santa Cruz County.

Housing

As of January 1, 2004, there were an estimated 255,722 housing units in the three-County region. Approximately 63 percent were single-family detached units, and about 9 percent were single-family attached units. Multi-family units comprised approximately 23 percent of the regional housing stock (including about 8 percent of total units in buildings with 2 to 4 units), and mobile homes represented approximately 5 percent of all housing units within the region. The distribution of housing units by type among the three counties comprising the region is shown in **Table 3-6**, below.

The California Department of Finance estimated that as of January 1, 2000, a total of 738,775 persons were living in the three-County region. Divided by the number of occupied units (255,722), this would indicate a regional average of approximately 2.88 persons per household (Monterey County: 3.16; San Benito County: 3.34; Santa Cruz County: 2.68).

TABLE 3.6: MONTEREY BAY REGION HOUSING CHARACTERISTICS, JANUARY 1, 2004

	Monterey County	San Benito County	Santa Cruz County	Regional Total
Single-Family, Detached	83,302	13,648	64,214	161,164
Single-Family, Attached	12,440	1,028	8,838	22,206
Multi-Family, 2-4 Units	11,964	1,135	8,447	21,546
Multi-Family, 5+ Units	23,526	885	12,382	36,793
Mobile Homes	5,790	871	7,252	13,913
Total Units	137,022	17,567	101,133	255,722
Occupied Units	126,083	16,913	93,305	236,301

Source: State of California, Department of Finance, City/County Population and Housing Estimates, 2004, Sacramento, California, May 2004.

The U.S. Census conducted in 2000 identified 244,950 housing units in the Monterey Bay area, and AMBAG projects that this number will grow to 328,887 housing units in 2030 (see **Table 3-7**).

Employment

A relatively high proportion of total employment in both Monterey and San Benito Counties is in agricultural activities, and much of the industry in these counties is related to agriculture. Military operations at the Defense Language Institute and the Naval Postgraduate School in Monterey County have provided significant civilian employment opportunities, while Santa Cruz County is developing a strong R&D/manufacturing sector. The region includes major tourist and recreation attractions, including State Parks and Beaches, the Monterey Bay Aquarium, State Historical Monuments and the Pinnacles National Monument. These attractions generate significant associated service employment.

Table 3-8 presents AMBAG's 2004 regional employment forecast through 2030. To meet the end year of the Plan, AMBAG staff extrapolated employment to 2030. As shown in **Table 3-8**, the total projected number of 192,763 new jobs in the region between 2000 and 2030 would represent an increase of approximately 49 percent from the roughly 290,237 jobs within the region in 2000 shown in **Table 3-8**.

Although San Benito County will have the smallest growth in sheer numbers of new jobs, the projected increase between 2000 and 2030 represents a total expansion of roughly 75 percent, and an annual average growth rate of over 2.5 percent. Santa Cruz County is projected to increase its employment by approximately 63,633 jobs between 2000 and 2030, at a rate of about 1.4 percent per year, which is slightly higher than its projected population growth of less than 1 percent. The additional employment in Santa Cruz County to 2030 represents a total increase from 2000 of about 43 percent.

TABLE 3-7: AMBAG PROJECTED REGIONAL HOUSING UNIT GROWTH 2005-2030

MONTEREY COUNTY							
	2000 (Census)	2005	2010	2015	2020	2025	2030
Carmel	3,331	3,342	3,342	3,342	3,342	3,342	3,342
Del Rey Oaks	680	680	680	680	680	680	680
Gonzales	1,730	2,091	2,911	3,399	3,886	5,150	6,414
Greenfield	2,864	3,282	4,327	5,070	5,812	6,423	7,033
King City	2,835	3,231	3,877	4,327	4,777	5,223	5,669
Marina	7,100	8,553	11,799	12,600	13,400	13,498	13,596
Monterey	13,478	13,516	13,545	13,545	13,545	13,545	13,545
Pacific Grove	8,009	8,058	8,066	8,068	8,070	8,073	8,075
Salinas	39,469	40,411	46,696	49,564	52,431	55,243	58,055
Sand City	88	136	136	136	136	136	136
Seaside	10,366	10,688	11,193	11,237	11,280	11,280	11,280
Soledad	2,581	4,386	5,554	6,583	7,612	9,059	10,596
Unincorporated County	37,047	40,006	39,718	42,704	45,689	47,180	48,670
Total Monterey County	129,578	138,380	151,844	16,1255	170,660	178,832	187,001
SAN BENITO COUNTY							
Hollister	10,250	10,929	12,712	13,926	15,139	15,576	16,012
San Juan Bautista	611	780	1,090	1,205	1,319	1,431	1,542
Unincorporated County	5,683	6,159	5,653	5,797	5,941	6,093	6,244
Total San Benito County	16,499	17,868	19,455	20,928	22,399	23,100	23,798
SANTA CRUZ COUNTY							
Capitola	5,566	5,896	6,054	6,088	6,121	6,127	6,132
Santa Cruz	21,982	22,826	23,321	23,916	24,510	25,296	26,082
Scotts Valley	4,714	5,297	5,494	5,575	5,656	5,699	5,742
Watsonville	12,361	13,905	14,939	16,335	17,730	18,478	19,226
Unincorporated County	54,260	55,510	56,589	57,919	59,248	60,077	60,906
Total Santa Cruz County	98,873	103,434	106,397	109,833	113,265	115,677	118,088
TOTAL REGION	244,950	259,682	277,696	292,016	306,324	317,609	328,887

TABLE 3-8: AMBAG PROJECTED REGIONAL EMPLOYMENT GROWTH, 2000-2030

MONTEREY COUNTY							
	2000 (Census)	2005	2010	2015	2020	2025	2030
Carmel	2,390	2,527	2,666	2,714	2,761	2,841	2,920
Del Rey Oaks	616	648	685	730	774	865	955
Gonzales	1,743	1,834	2,653	3,432	4,211	4,708	5,204
Greenfield	1,749	1,883	3,463	4,252	5,040	5,976	6,912
King City	8,295	8,682	10,366	11,301	12,235	13,186	14,136
Marina	5,557	5,894	7,277	8,658	10,038	12,643	15,248
Monterey	42,488	45,327	47,493	49,714	51,934	53,471	55,008
Pacific Grove	8,323	8,598	8,815	9,002	9,188	9,415	9,641
Salinas	68,233	74,363	81,572	86,550	91,527	96,414	101,300
Sand City	2,331	2,466	2,693	2,909	3,125	3,269	3,413
Seaside	6,603	7,125	7,866	8,775	9,683	11,379	13,075
Soledad	5,198	6,236	7,242	8,007	8,771	9,614	10,456
Unincorporated County	66,915	73,389	73,334	78,714	84,094	90,604	97,113
Total Monterey County	222,441	238,972	256,125	274,758	293,381	314,385	335,381
SAN BENITO COUNTY							
Hollister	13,234	13,240	16,355	18,695	21,034	23,759	26,484
San Juan Bautista	530	541	822	888	953	1,071	1,188
Unincorporated County	7,788	8,694	8,430	8,809	9,188	9,629	10,070
Total San Benito County	21,552	22,465	25,607	28,392	31,175	34,459	37,742
SANTA CRUZ COUNTY							
Capitola	10,651	10,935	12,280	13,093	13,905	14,721	15,536
Santa Cruz	46,213	47,598	53,344	56,564	59,783	63,328	66,872
Scotts Valley	9,986	10,843	11,839	12,571	13,303	13,885	14,466
Watsonville	26,135	26,856	29,820	32,187	34,553	36,354	38,155
Unincorporated County	56,633	58,866	65,940	68,731	71,522	74,872	78,222
Total Santa Cruz County	149,618	155,098	173,223	183,146	193,066	203,160	213,251
TOTAL REGION	393,611	416,535	454,955	486,296	517,622	552,004	586,374

AMBAG Projections, 2004.

3.12.2 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Implementation of the three plans could have a significant environmental impact if it were to result in:

- The inducement of 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);
- The displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- The displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Implementation of the three plans would create job opportunities resulting from construction projects (short-term) and maintenance of the proposed improvements (long-term), thereby resulting in an increase in the population and potential economic growth. However, the incremental growth associated with construction and maintenance of transportation system improvement projects listed in the three plans is not expected to be significant.

Growth Inducement

Although the implementation of the three plans would not directly generate population (since the three plans do not involve the construction of residential units), it does have the potential to facilitate population growth. Transportation system improvement projects identified in the three plans are expected to respond to growth anticipated by adopted local General Plans, and the transportation planning process generally programs implementation of future system improvements in conjunction with planned growth. However, some projects may indirectly increase growth pressure by increasing transportation system capacity. Some of the transportation system improvement projects identified in the financially constrained Action Elements of the three plans could be categorized as removing an obstacle to growth if they accommodate growth beyond that already planned for (in local General Plans or in the Fort Ord Reuse Plan), or if they were to be constructed before they are actually needed. In addition, the roadway extension projects planned in the less developed areas may remove obstacles to growth by improving vehicular access.

IMPACT 3.12.1: Indirect Growth Inducement. Implementation of some of the transportation system improvement projects identified in the financially constrained Action Elements of the three plans could indirectly induce growth within the region by increasing transportation system capacity. This could represent a **potentially significant environmental impact**.

RECOMMENDED MITIGATION MEASURE

MITIGATION MEASURE 3.12.1: Prioritization of Transportation System Improvement Projects

To minimize possible growth inducement, implementing agencies should prioritize transportation system improvement projects by deemphasizing pursuit of those projects that would allow land development to occur in areas where such development has not yet been planned for, or where such development is not anticipated to occur in the future.

RESULTING LEVEL OF SIGNIFICANCE

This approach could reduce the growth-inducing potential of the three plans. However, to the extent that the increases in transportation system capacity associated with projects identified in the financially constrained Action Elements of the three plans may indirectly contribute to population growth within the region, this impact could remain **significant and unavoidable**.

Displacement of Existing Housing Units/Businesses

Implementation of some transportation system improvement projects (particularly those involving roadway widenings and extensions) could require the removal or relocation of existing structures to accommodate proposed improvements. This could require the acquisition of property from private owners to provide adequate right-of-way, and may result in the permanent displacement of existing housing units and the people currently living in them, as well as existing businesses. Displacement would occur most commonly in urban portions of the region, where roads would expand into previously-developed areas. Such impacts could also occur in rural areas, where roadways would encroach on existing farmland.

IMPACT 3.12.2: Permanent Displacement of People and/or Existing Housing Units/Businesses. Implementation of some of the projects identified in the financially constrained Action Elements of the three plans might result in the permanent displacement of people and/or existing housing units, as well as business enterprises. As the physical characteristics of each project become more clearly defined, it is possible that some of these projects may be found to displace people or existing housing units or businesses. In those cases where such displacement would be regarded as substantial, this could represent a **potentially significant environmental impact**.

RECOMMENDED MITIGATION MEASURE

MITIGATION MEASURE 3.12.2: Avoidance/Relocation

A. Implementing agencies shall, where appropriate, assure that project-specific environmental reviews for transportation system improvement projects with the potential to permanently displace

existing residences and businesses consider alternative alignments that avoid or minimize impacts to nearby residences and businesses.

B. Where project-specific reviews identify unavoidable displacement impacts, the implementing agency shall, where appropriate, ensure that appropriate relocation programs are used to assist eligible persons to relocate, in accordance with local, state and federal requirements. Owners shall, where appropriate, be compensated for acquired property based on fair market values. In addition, implementing agencies shall, where appropriate, review and, if necessary, modify construction schedules to ensure that adequate time is provided to allow affected businesses to find and relocate to other sites.

RESULTING LEVEL OF SIGNIFICANCE

Implementation of these measures could reduce potential impacts associated with the displacement of existing homes, residents and businesses to a level of less than significant.