

III. Jurisdiction by Jurisdiction Forecast Results

The following tables, maps and graphs display the forecast results for each jurisdiction in the three-county region. Although forecast data is available in 5-year increments per the graphs and tables, the maps of each jurisdiction reflect the boundaries assumed for the 2000, 2010, 2020, and 2030 forecast periods. The intermediate forecast periods (2005, 2015, and 2025) are not displayed for simplicity sake. Growth in a jurisdiction can be the result of new development on vacant land, redevelopment within the jurisdiction or from annexation of unincorporated areas with existing population, housing units and employment.

Transportation Analysis Zone boundaries are based on existing Census Block Group Boundaries. Transportation Analysis Zone boundaries were not modified to accommodate differences between Transportation Analysis Zone, City and/or Sphere of Influence boundaries. As a result, the maps displayed in this document may show a larger area as part of a jurisdiction that differs from official jurisdictional boundaries.

The AMBAG Board of Directors adopted resource constrained population, housing units and total employment forecasts summarized at the jurisdiction level per the summaries in Tables 4-6. As such, the additional data displayed in this section and available at the Transportation Analysis Zone level are not official adopted forecasts. Users of this data are reminded of one of the common attributes that apply to all forecasts regarding accuracy: they are typically more accurate for larger areas, such as counties, and less accurate for smaller areas, such as Transportation Analysis Zones.

GRAPH 8

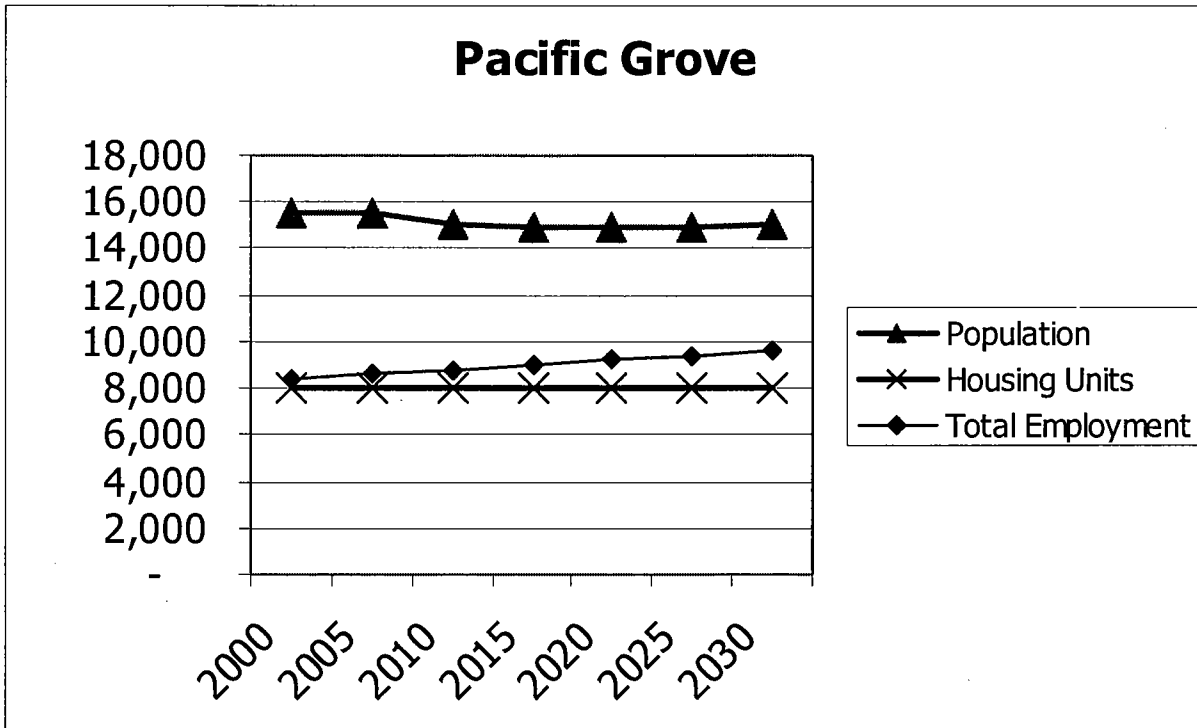


TABLE 14

Pacific Grove

Data	2000	2005	2010	2015	2020	2025	2030
Population	15,522	15,586	15,046	14,963	14,880	14,976	15,073
Housing Units	8,009	8,058	8,066	8,068	8,070	8,073	8,075
Total Employment	8,323	8,598	8,815	9,002	9,188	9,415	9,641
Construction Employment	535	540	546	548	549	555	560
Farm Employment	-	-	-	-	-	-	-
Government Employment	922	958	964	998	1,034	1,251	1,468
Industrial Employment	841	855	878	879	879	879	879
Retail Employment	1,954	1,957	1,957	1,957	1,957	1,957	1,957
Service Employment	4,071	4,288	4,470	4,620	4,769	4,773	4,777
Jobs-Housing Ratio	1.04	1.07	1.09	1.12	1.14	1.17	1.19

