AMBAG
ASSOCIATION OF MONTEREY BAY AREA GOVERNMENTS

November 16, 2006

Pamela Lapham
Pacific Municipal Consultants
585 Cannery Row, Suite 304
Monterey, CA 93940

Dear Ms. Lapham:

This letter is in response to your September 29, 2006 request for a determination of consistency of the Ferrini Ranch Subdivision Project in unincorporated Monterey County with the *Air Quality Management Plan for the Monterey Bay Region* (AQMP).

Consistency of this project with the AQMP was analyzed by comparing the total potential population growth facilitated by the project with the forecasted growth for Monterey County. The *2004 Population, Housing Unit, and Employment Forecasts* adopted by the AMBAG Board of Directors on April 14, 2004 are the forecasts used for this consistency determination.

AMBAG staff surveyed each jurisdiction in Monterey County to determine the number of housing units that jurisdictions have approved but have not yet received a building permit. The total number of units is 8,395. Building permit data was also collected. A total of 624 housing units have received building permits between January and September 2006. The California Department of Finance estimates there are 138,617 dwelling units in Monterey County as of 1/01/06. Combined, there are 147,636 existing, approved, and or permitted housing units in Monterey County.

The Ferrini Ranch Subdivision Project consists of a total of 212 residential units. Occupancy of the housing units is estimated to take place by 2009. The *2004 Population, Housing Unit, and Employment Forecast* forecasts there will be 151,844 housing units in Monterey County by the year 2010.

The combination of the existing and approved housing units in Monterey County (147,636) plus the 212 housing units in the Ferrini Ranch Subdivision Project is less then the regional forecasts for Monterey County (151,844.) Therefore the Ferrini Ranch Subdivision Project is **consistent** with the 2004 regional forecasts and the Air Quality Management Plan.

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Please feel free to contact me if you have any questions about this determination.

Sincerely,

Todd Muck, AICP
Senior Planner

cc: Jean Getchell, MBUAPCD