

4.11 SOCIOECONOMICS, POPULATION AND HOUSING

ENVIRONMENTAL SETTING

The 2001 TRPA Threshold Update represents the most recently published comprehensive effort to collect and assess socioeconomic data. The trending information below, originally developed for the TRPA Threshold Update, was conducted by Dean Runyan Associates of Portland, Oregon, and includes a variety of collected public data sources and associated calculations. U.S. Census data for the project area is limited to the 2000 Census; however, 2007 Census updates for Washoe County and demographic estimates for Crystal Bay were consulted.

Demographic Characteristics

Population

As of 2000, approximately 63,000 people resided within the Lake Tahoe Basin. Between 1990-2000, the resident population of the Lake Tahoe Basin increased from about 53,000 to 63,000 persons, representing an average growth rate of 1.8 percent per year. Table 4.11-1 shows population growth for Lake Tahoe Basin for each of the zip code areas.

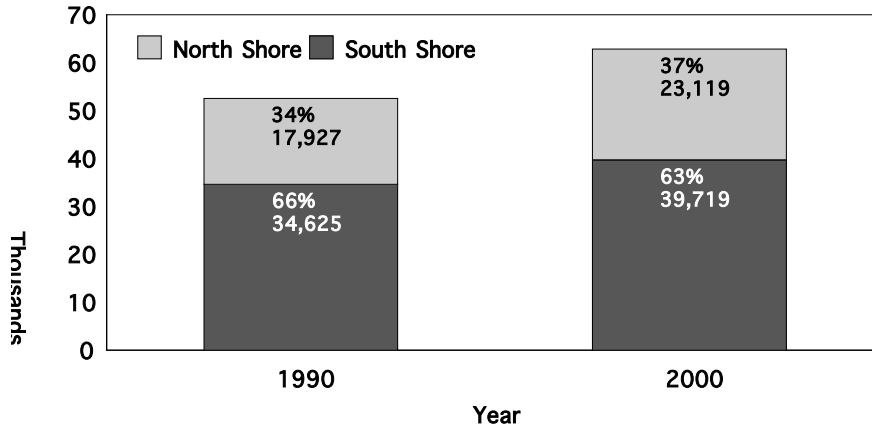
Table 4.11-1

Population by County, Lake Tahoe Region, 1990-2000

County	State	Area (zip code)	1990	2000	Annual Change
Placer	CA	Carnelian Bay (96140)	631	1,928	12%
Placer	CA	Homewood (96141)	264	840	12%
Placer	CA	Tahoma/Meeks Bay (96142)	368	1,282	13%
Placer	CA	Kings Beach (96143)	3,299	4,802	4%
Placer	CA	Tahoe City/Alpine Meadows (96145)	4,744	3,997	-2%
Placer	CA	Tahoe Vista (96148)	861	669	-2%
Washoe	NV	Incline Village (89451)	7,760	9,601	2%
		<i>Total North Shore</i>	17,927	23,119	3%
El Dorado	CA	South Lake Tahoe (96150)	28,955	33,024	1%
Douglas	NV	Zephyr Cove (89448)	2,116	2,498	2%
Douglas	NV	Stateline (89449)	3,245	3,832	2%
Douglas	NV	Glenbrook (89413)	309	365	2%
		<i>Total South Shore</i>	34,625	39,719	1%
		Total Lake Tahoe Region	52,552	62,838	1.8%

Source: U.S. Census

Figure 4.11-1, Lake Tahoe Region Population Growth, 1990-2000



Note: Population by Place of Residence
 Sources: Dean Runyan Associates and U.S. Census Bureau

The most recent census data for the project area is shown in Table 4.11-2. Between 1990 and 2000, the average annual population change was 4 percent for Crystal Bay/Incline Village and 3 percent for Washoe County. More recent 2007 year-round population levels are estimated to be 11,346 in Crystal Bay/Incline Village and 406,079 persons in Washoe County (City-Data.com and U.S. Census Bureau Quickfacts, 2007 Washoe County estimates). The average household size in Washoe County is 2.52 persons (U.S. Census Bureau, 2007 American Community Survey). The estimated annual change between 2000 and 2007 is two percent in Crystal Bay/Incline Village and nearly three percent in Washoe County, indicating that growth rates are slightly slowing in Crystal Bay/Incline Village and are relatively stable in Washoe County. Within the next five years annual growth would average approximately 210 persons per year at a 2 percent growth rate. For reference, the 2000 population level in adjacent Placer County was 248,399, growing by 34 percent between 2000 and 2007 to 332,920, mainly within the western portions of the County outside the Lake Tahoe region.

However, the 2006 Washoe County Tahoe Area Plan indicates that population levels are expected to reach only 11,300 by 2020, with an average annual growth rate of 0.7 percent. This lower estimate is based upon land availability data as few vacant residential lots exist in the Tahoe Area. It should be noted that the 1995 EIR/EIS for the NSCP states that the year-round permanent population in the NSCP area was only 25 persons, indicating that most of the population shown in Table 4.11-2 was located in Incline Village and other plan areas in Crystal Bay outside of the NSCP. It also indicates that the overwhelming majority of people residing in the NSCP area are tourists.

Race and Ethnicity

Race and ethnicity in the Crystal Bay/Incline Village area is detailed in Table 4.11-3. As shown in the table, the majority of residents are White, comprising nearly 84 percent of the population, as compared to 73 percent of the population in Washoe County. Hispanics or Latinos comprise the second largest ethnic group in both Crystal Bay and Washoe County. In general, Crystal Bay contains a larger White population percentage than Washoe County, with lower percentages of all other races except those identifying themselves as “other race”.

Table 4.11-2

Tahoe Area Population

	1990	2000	Annual Change
Crystal Bay/Incline Village	7,119	9,952	4%
Washoe County	254,667	339,486	3%

Source: 1990 and 2000 U.S. Bureau of the Census, STF1 and STF3, 2009.

Table 4.11-3

Race and Ethnicity, 2000

Race	Crystal Bay/Incline Village		Washoe County	
	Count	Percentage	Count	Percentage
White	8,347	83.9%	247,835	73.0%
Black or African American	37	0.3%	6,734	2.0%
American Indian/Alaska Native	43	0.4%	5,181	1.5%
Asian/Pacific Islander	169	1.7%	15,799	4.7%
Other Race	21	0.2%	432	0.1%
Two or More Races	128	1.3%	7,204	2.1%
Hispanic or Latino	1,207	12.1%	56,301	16.6%

Census 2000, Summary File 1, 2009

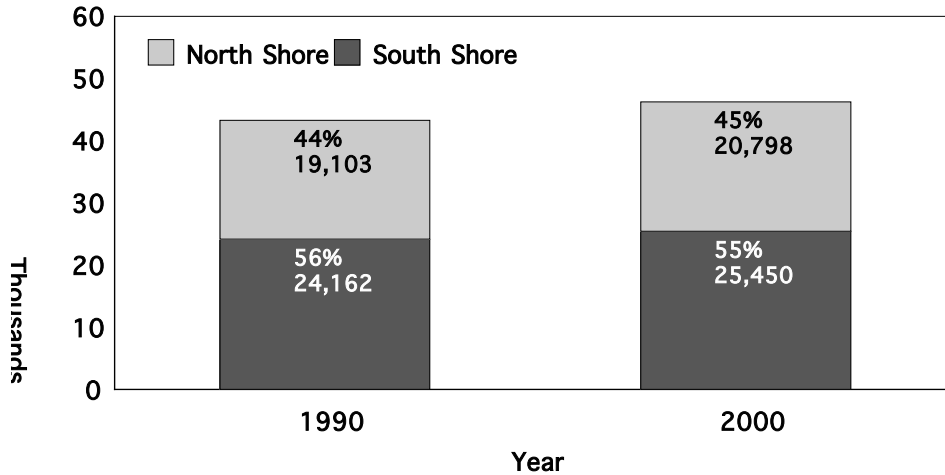
Poverty

According to the 2000 U.S. Census, the median household income in Crystal Bay/Incline Village was \$69,447. Approximately 6.6 percent of the population (653 persons) fell below the poverty level. Of the total population of children under age 18, 7.5 percent (158 persons) were considered impoverished. Approximately 1.8 percent (21 persons) of the total senior population age 65 and older fell below the poverty level (U.S. Census Bureau, 2000). In 2007, the estimated median household income was \$85,666, with 6.7 percent of the population (760 persons) falling below the poverty line (City-data.com, 2009). Based on the 2007 median income estimate, moderate household income for this area is estimated at \$55,557, while low-income is estimated at \$42,833 per household. At these rates, housing affordability for moderate- and low-income households would be at \$18,333 and \$14,135 annually or \$1,528 and \$1,178 monthly.

Housing

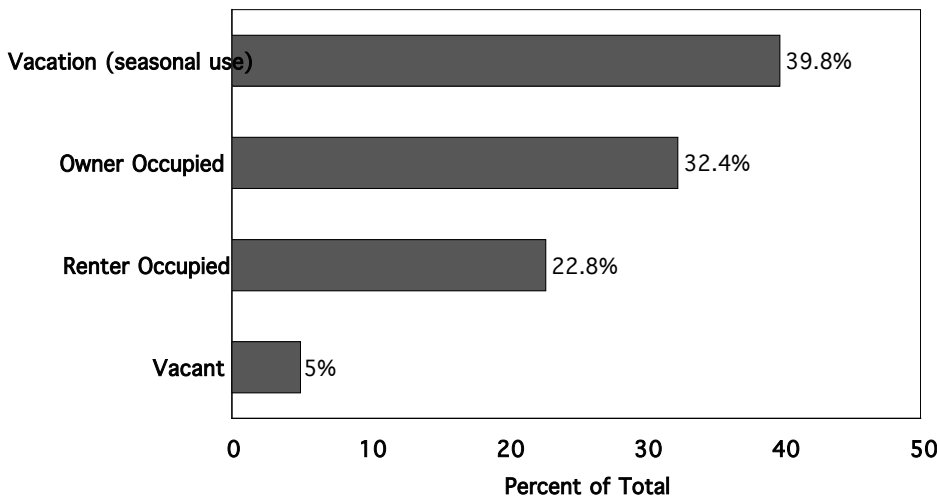
Total housing units for the Lake Tahoe Region (Figure 4.11-2) increased by about 3,000 units between 1990 and 2000, with overall growth occurring at a relatively faster rate within areas along the North Shore. Vacation homes composed the largest number of total housing units as shown in Figure 4.11-3.

Figure 4.11-2. Lake Tahoe Region Housing Units, 1990-2000



Note: Housing Units by Place of Residence
 Sources: Dean Runyan Associates and U.S. Bureau of the Census

Figure 4.11-3. Lake Tahoe Region Distribution of Housing, 2000



Sources: Dean Runyan Associates and U.S. Census Bureau

In 2007, there were approximately 7,660 housing units in the Crystal Bay/Incline Village area. The majority of dwelling units are single-family units, followed by apartment complexes of five or more units as shown in Table 4.11-4. Of the 4,170 occupied units, 2,848 were owner occupied and renters occupied approximately 1,322 units. The remaining 3,490 were either for sale, vacant, or seasonal. The 2007

estimated median house or condominium value was \$1,035,588. The mean 2007 price for a detached house was \$1,407,768, while the mean price for a townhouse or attached unit was \$471,662. Duplexes averaged \$988,723 and three- or fourplexes averaged \$398,016. Mobile home prices were estimated at \$41,105. Median rent for all rental units was estimated at \$1,493. (City-data.com, 2009).

The 1995 EIR/EIS for the NSCP states that the NSCP area was 90 percent built-out and only contained 7 vacant single-family residential lots and 13 total vacant lots.

Table 4.11-4

Dwelling Units –Crystal Bay/Incline Village Area

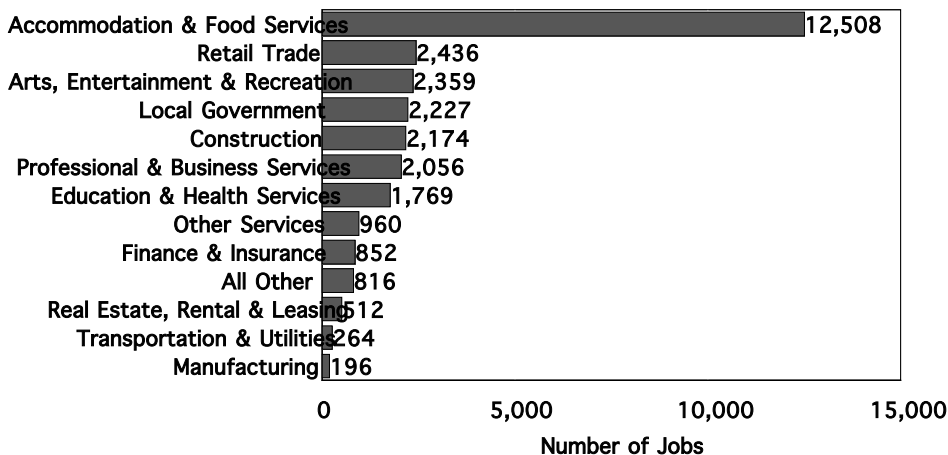
Dwelling Type	Number	Percentage of Total
Single Family	5011	65.4%
Duplex - Fourplex	1119	14.6%
Apartment Complexes of 5+ units	1454	19.0%
Mobile homes	66	0.9%
Boats, RVs, vans, etc.	10	0.1%

Source: City-data.com, 2007 Housing Estimates – Incline Village/Crystal Bay.

Employment and Earnings

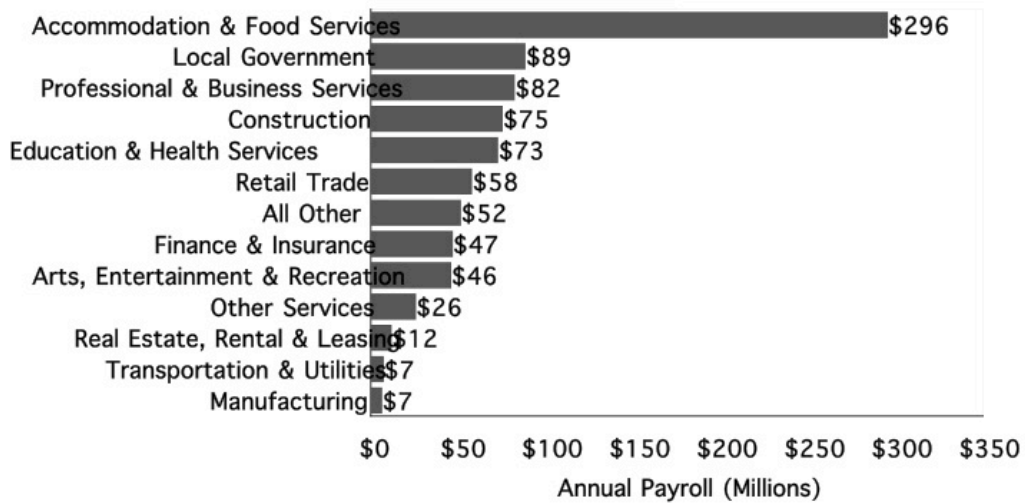
Businesses that depend primarily on travel and tourism – lodging establishments, gaming, restaurants, and recreation services – are important to the economy of the Lake Tahoe Region, and provide the primary source of employment and payroll earnings in the region as shown in Figures 4.11-4 and 4.11-5. The figures below show employment and earning by place of work. According to the 2004 North Lake Tahoe Tourism and Community Investment Master Plan, approximately 71% of jobs in North Lake Tahoe are within the tourist industry.

Figure 4.11-4.Lake Tahoe Region Distribution of Employment, 2003



Note: Accommodation & Food Services includes casino hotels and the associated gaming activity.
Sources: California Employment Development Dept. & Nevada Dept. of Employment, Training and Re

Figure 4.11-5. Lake Tahoe Region Distribution of Earnings, 2003

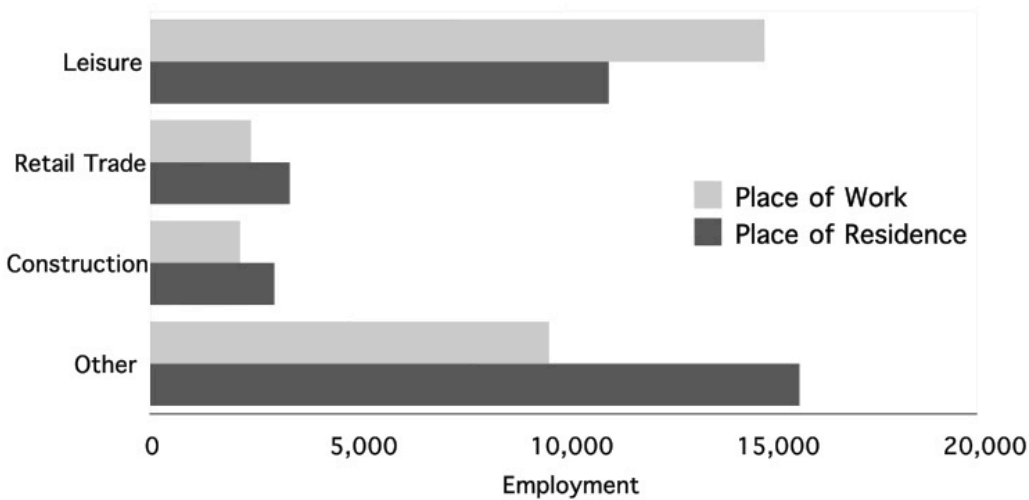


Note: Accommodation & Food Services includes casino hotels and the associated gaming activity.
 Sources: California Employment Development Dept. & Nevada Dept. of Employment, Training and R

Workforce Characteristics

TRPA’s 2001 Evaluation Report found that a portion of the labor force working in the Lake Tahoe Region resides outside the area. The Truckee Seasonal Worker Housing Study (August 2003), prepared for the town of Truckee, shows that a high proportion of the town’s employed residents work for businesses located in the Lake Tahoe Region. Figure 4.11-6 compares employment by Place of Work and by Place of Residence for the Lake Tahoe Region. The figure shows a significant difference between the number of persons employed in the leisure and hospitality businesses and the number of residents employed in these jobs, indicating a large commuter population.

Figure 4.11-6. Lake Tahoe Region Workforce Characteristics, 2003

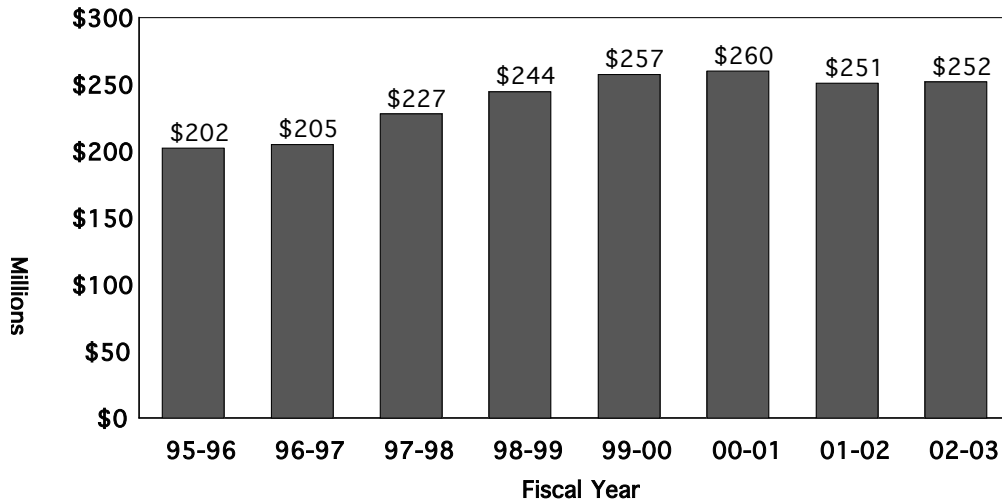


Sources: Dean Runyan Associates, U.S. Census Bureau & California Employment Development Dept.
 Nevada Dept. of Employment, Training and Rehabilitation

Economic Measures of Visitor Trends

Visitor spending indicates lodging trends, and nearly three-quarters of all visitor-spending in the Lake Tahoe Region occurs among people who stay overnight in hotels, motels, and rented homes/condominiums (Economics section of the TRPA 2001 Evaluation Report, pg 11-27). Figure 4.11-7 shows lodging sales in the Lake Tahoe Region from 1996 to 2003.

Figure 4.11-7. Lake Tahoe Region Lodging Sales, Fiscal Year 1996-2003

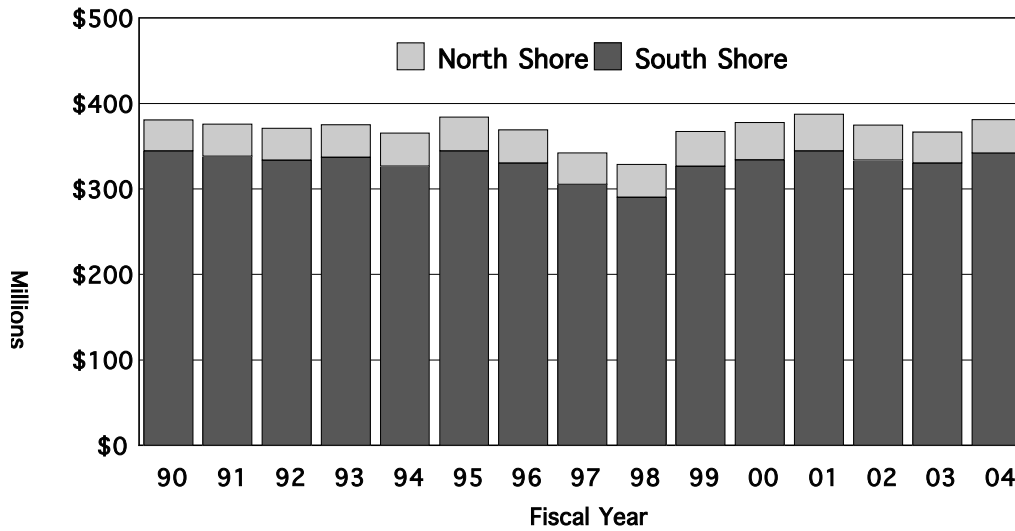


Sources: Placer County Revenue Services Division, City of South Lake Tahoe
 Reno/Sparks Convention & Visitors Authority, Douglas County

Since a high proportion of jobs associated with gaming (accommodations, food services, entertainment, and recreation) exist in the Lake Tahoe Region, significant changes in gaming revenue provide a valuable indicator of change in the overall composition and direction of the area economy. As shown in Figure 4.11-8, gaming revenue for the Lake Tahoe Region was steady between 1990 and 2004 with little or no growth. However, more recent data shows declining gaming revenues.

The Nevada Gaming Control Board also reports annual revenue (winnings) for the Lake Tahoe Region. Gaming revenues for the Lake Tahoe Region were \$386,130,331 in 2006, a 3.7% increase over 2005. 2007 revenue fell to \$376,051,566 in 2007 (2.6% annual decrease) and to \$357,449,555 in 2008 (4.9% annual decrease). The North Lake Tahoe Casinos have been impacted to a greater degree in recent years due to the economic downturn. Annual revenues for North Lake Tahoe Casinos fell 13.15% in 2008 and are down 16.56% in the current fiscal year (State of Nevada Gaming Control Board 2009).

Figure 4.11-8. Lake Tahoe Region Annual Gaming Revenue (winnings), 1990-2004



Source: Nevada Gaming Control Board

REGULATORY SETTING

No specific Environmental Thresholds have been set for population by TRPA, Washoe County, or any other regulatory agency active in the basin, although TRPA limits new construction using an allocation system defined in TRPA Code Chapter 33 – Allocation of Development. Transfer of existing development rights can also occur according to TRPA Code Chapter 34 – Transfer of Development.

TRPA Regional Plan Goals and policies state “Population growth in the Region is to be guided by the limitations on land use and other environmental threshold carrying capacities set forth in the Plan.”

An Economic Threshold Evaluation Report was completed by TRPA in 2001 (Chapter 11, Economics), but no specific controls on population levels were defined.

Washoe County has not developed population limits. The Washoe County Tahoe Area Plan states that the limiting factor of available buildable lots will restrict growth in the Incline Village/Crystal Bay area, with less than 300 buildable lots in 1999.

Housing growth and redevelopment of existing housing is limited by TRPA Codes and threshold restrictions.

EVALUATION CRITERIA WITH POINTS OF SIGNIFICANCE

For the purposes of this document, an impact to socioeconomics, population, or housing is defined as a physical change to the existing employment, population, or housing conditions. An impact is determined to be significant if additional population exceeds the planned growth rate or affects the available housing supply and demand.

Based on the TRPA Guidelines, a project impact is considered to be significant if conditions presented in Table 4.11-5 are met.

Table 4.11-5

Evaluation Criteria with Point of Significance – Socioeconomics, Population and Housing

Evaluation Criteria	As Measured by	Point of Significance	Justification
SPH-1. Will the Project include or result in the temporary or permanent displacement of residents or convert or demolish homes occupied by low- or moderate-income households?	Number of residents displaced Number of year-round dwelling units occupied by low- or moderate-income households	Greater than 0 residents displaced Greater than zero dwelling unit occupied by a low- or moderate-income household	TRPA Initial Environmental Checklist
SPH-2. Will the Project increase the demand for housing, thereby causing indirect environmental impacts?	Number of additional housing units constructed	More than zero additional housing units	TRPA Initial Environmental Checklist
SPH-3. Will the Project alter the location, distribution, density, or growth rate of the human population planned for the Region?	Number of additional residents beyond threshold limits	More than 0 additional residents beyond threshold limits (approximately 200-300 housing units per year)	TRPA Initial Environmental Checklist

Source: Hauge Brueck Associates 2009

ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION

IMPACT: **SPH-1: Will the Project include or result in the temporary or permanent displacement of residents or convert or demolish homes occupied by low- or moderate-income households?**

Analysis: *No Impact; All Alternatives*

None of the project alternatives will result in the temporary or permanent displacement of residents, nor will they convert or demolish homes occupied by low- or moderate-income households. Currently, there are no occupied residences or units suitable for use as residences within the project area. ERUs banked for the project area are no longer in existence or are not suitable for use as full time residences. Therefore, there is no impact.

Mitigation: No mitigation is required.

IMPACT: SPH-2: Will the Project increase the demand for housing, thereby causing indirect environmental impacts?

Analysis: *Less than Significant Impact; Alternatives A and B*

Alternative A will result in general remodel/upkeep of the existing structures in the project area and will not result in a change in the number of hotel units or services provided. Alternative B will result in the conversion of a portion of the hotel units into hotel-design timeshare units, however, the total number of tourist accommodation units available on the site will not change and there will be no change to the general services provided by resort staff. However, Alternative B will also include the expansion (approximately 7,344 square feet) of gaming floor area to the maximum allowable by NTRPA and the construction of three single-family homes.

Currently, there are approximately 131 employees serving the Tahoe Biltmore (see Table 4.11-6).

Table 4.11-6

Projected Employment by Alternative

Alternative	Hospitality	Retail/Dining	Gaming	Admin	Total Employees
A (existing)	32	48	45	6	131
B	32	48	59	6	145
C	117	55	20	13	205
D	121	60	20	13	214
E	75	43	59	8	185

Source: Boulder Bay, 2009

Based on the number of employees currently serving the 22,400 square feet of gaming, there is approximately one employee per 500 square feet. Based on the number of employees currently serving the existing hotel units, there is approximately one employee for every 3.5 units.

The number of employees will remain at approximately 131 under Alternative A and will increase by approximately 14 employees to 145 total employees under Alternative B. Based on the current unemployment trends in the Washoe County area (see analysis below for Alternatives C and D), the employment increase anticipated for Alternative B will not create a significant increase in housing demand, because new employment opportunities will be filled from the locally based leisure and hospitality employee pool, who already have housing. Therefore, this impact is considered to be less than significant.

Mitigation: No mitigation is required.

Analysis: *Less than Significant Impact; Alternatives C, D, and E*

Alternatives C, D and E will result in an increase in the total number of resort units as shown in Table 4.11-7.

Table 4.11-7

Proposed Tourist and Residential Development by Alternative

Alternative	Hotel Units	Timeshare Units	Whole Ownership Units	Affordable Units	Total Units
A	111	0	0	0	111
B	19	92	3	0	114
C	300	0	59	14 (38 bedrooms)	373
D	200	160	21	9 (27 bedrooms)	390
E	202	45	33	0	280

Source: Chapter 2, Project and Alternative Descriptions

Note: The existing number of hotel units within the project area is 111.

The expansion of tourist accommodation units, multi-family dwelling units, and mix of commercial and accessory services provided at the resort will result in increased staffing levels within the project area. Projected employment levels for Alternatives C, D and E are shown in Table 4.11-6.

The number of anticipated employees generally follows the existing model of employees per gaming square foot (1 employee/498 square feet) or employees per accommodation unit (1 employee/3.5 units). Alternatives C and D anticipate an additional 26 hospitality workers serving the spa, fitness center, and conference center. Based on the current number of employees per employment type for the project area, and given the additional staff for the proposed new site features (spa/fitness/conference center), the estimated employment increases are in line with the development levels shown above in Table 4.11-7.

Alternative D will result in the largest employee increase, with 83 additional employees, whereas Alternatives C and E will add 74 and 54 employees, respectively. Based on tourism employee demographic characteristics, it is estimated that 1.5 employees occupy each a typical affordable housing unit. Since 131 staff are currently employed at the Tahoe Biltmore and Crystal Bay Motel, only the additional staff are included in the following housing demand analysis. Using an estimate of 1.5 employees per housing unit, demand for the additional staff employed under Alternatives C, D, and E is 50, 55, and 36 affordable housing units, respectively.

Alternatives C and D propose 14 and 9 affordable multi-family housing units, respectively. These units may be occupied by resort employees, although they may be made available to any qualifying lower-income residents in the North Stateline area if

Boulder Bay employees do not fill the units. Alternative E does not propose affordable housing units. Alternatives C and D will also include the development of 59 (Alternative C) and 21 (Alternative D) market rate multi-family dwelling units. However, it is unlikely that these units will be affordable to resort staff.

Alternatives C proposes 14 affordable housing units, with a total of 38 bedrooms (10 three bedroom units and 4 two bedroom units). Alternative D proposes 9 affordable housing units with a total of 27 bedrooms (each are three bedroom units). Each unit will be available for resort staff and their families, or other qualified low-income persons not employed at the resort. Based on the large size of the proposed affordable housing units (e.g., a majority are three bedroom units), it is assumed that one employee will occupy each available bedroom. This assumption is based on the likelihood that young or single employees will share living quarters with each occupying a bedroom of a unit, or that multiple members of families would be employed by the Project, thereby averaging one employee per bedroom. Therefore, affordable housing proposed for Alternative C could accommodate a maximum of 38 employees (38 bedrooms) and Alternative D could accommodate a maximum of 27 employees (27 bedrooms). As a result, approximately 36 employees under Alternative C and 56 employees under Alternative D will not be provided an opportunity for onsite affordable housing and will have need of affordable housing options in the surrounding community. As demonstrated in the analysis below, the remaining employment demand will be satisfied by the existing employment pool.

Alternative E will result in the development of three single-family homes and up to 33 market rate multi-family dwelling units; however it is unlikely that these homes will be affordable to resort staff, or provided for rent to resort employees. No multifamily affordable housing is proposed under this alternative, resulting in 54 employees without an opportunity for onsite affordable housing.

Unrelated to Boulder Bay or other mixed-use development projects, there are affordable housing projects proposed in Kings Beach and Tahoe Vista, which may provide an opportunity for housing new Boulder Bay resort employees. Known projects include proposals for approximately 84 affordable units in Kings Beach and 162 affordable housing units in Tahoe Vista. However, based on the uncertainty that these affordable housing units will be approved and constructed, it is assumed that they will not be available for Boulder Bay employment growth.

Leisure and hospitality employment is down 10% in the Reno-Sparks area (Hidalgo, March 21, 2009). Total unemployment in Washoe County was 11.2% in March 2009 (Nevada Department of Employment, Training, and Rehabilitation, Washoe County Profile, March 2009). Projections for 2016 in the Reno area show negative growth in the accommodations sector with a negative 0.4 percent growth in tourism housekeeping, negative 1.3 to 2.3 percent growth in the gaming industry, and only modest growth in food preparation in service (Nevada Department of Employment, Training, and Rehabilitation. Reno MSA - Occupational Employment and Projections 2006-2016). In March 2009, unemployment in Placer County was 10.9% (California Employment Development Department, March 2009). March unemployment in Tahoe Vista was 17.2%, while the unemployment rate in Tahoe City was 11.1% (California Employment Development Department, March 2009). Based on the number of leisure and hospitality jobs reported in 2003 (Figure 4.11-4), there may be up to 1,250 unemployed leisure and hospitality workers currently looking for work in the Lake Tahoe Region (assuming an average 10 percent unemployment rate for the Region) who have skills necessary to perform the duties sought by the Project.

The workforce associated with construction of the Project will be temporary. Weather conditions and scheduling of interdependent construction activities will further affect timing of the temporary housing need. Because the work would not be permanent, construction workers unable to commute to the site will rent living quarters based on the duration of stay. These quarters may be hotel rooms, vacation units, or longer-term rental units such as apartments, condominiums, and homes. In addition, some temporary workers may choose to rent in areas such as Reno and Truckee rather than Crystal Bay and surrounding communities. Due to the dispersion of rental demand throughout the greater area and the temporary nature of this demand, project construction would not result in a demand for new full-time housing.

With the high unemployment rates in the leisure and hospitality sector and with little projected growth in the near term, there will be an ample leisure and hospitality employee pool available for projected employment associated with the project in the greater North Tahoe region. Therefore, increased employment opportunities at the Boulder Bay resort will not substantially increase housing demand and will not result in indirect environmental impacts that would be considered significant.

Mitigation: No mitigation is required.

IMPACT: SPH-3: Will the Project alter the location, distribution, density, or growth rate of the human population planned for the Region?

Analysis: *Less than Significant Impact; All Alternatives*

Alternatives A and B will not result in substantial population growth. No change will occur under Alternative A. Alternative B will result in three new single-family homes and a slight increase in staffing levels because of increased gaming floor area. However, these changes in population will not exceed the projected growth rate for Crystal Bay/Incline Village.

As shown in Table 4.11-7, Alternatives C, D and E will include up to 59 whole ownership market rate multi-family dwelling units. Assuming 2.52 persons per household (average Washoe County household size in 2007), full time resident population may increase by up to 149 persons under Alternative C, 53 persons under Alternative D, and 83 persons under Alternative E. This would be a worst-case scenario since the majority of these units will likely be sold to second homeowners not permanently residing in these units. Since 50% to 70% of the historical real estate sales for such units are to second homeowners, permanent populations in these units are more likely to be 60, 21, and 40 persons, respectively.

Alternatives C and D will include up to 14 affordable housing dwelling units. The 14 affordable units under Alternative C include a total of 38 bedrooms. Assuming a worst case estimate, up to 1.5 persons will occupy each bedroom, for a population increase of up to 57 persons. The nine affordable units under Alternative D will include a total of 27 bedrooms and a population increase of up to 41 persons. As discussed above under Impact SPH-2, employment growth for Alternatives C, D, and E will be approximately 74, 83, and 54, respectively. It is anticipated that up to 38 of the employees under Alternative C will reside in the affordable housing units proposed for Alternative C. Under Alternative D, up to 27 of the projected employment growth may reside in the proposed affordable housing units. A majority of the remaining employment growth is assumed to currently reside in the region and will commute to the resort from areas such

as Reno, Truckee or as nearby as Kings Beach/Tahoe Vista. Although these employees may add to commuter traffic in the area (see Section 4.8, Transportation), employment increases for Boulder Bay will not substantially alter the population growth rate or density in the north Tahoe area.

Alternatives C, D and E will also result in temporary population increases from tourists vacationing at the resort or visiting the casino or commercial facilities. This growth in visitation will not consist of permanent population and will fluctuate according to peak tourist seasons at Lake Tahoe. This population is not counted in official population census totals or planned growth rates for the area, and is not considered to be a population impact.

In summary, neither of the alternatives will contribute to an exceedance of the 2 percent annual growth rate predicted for Crystal Bay/Incline Village, or the 3 percent growth rate experienced by Washoe County during the past 10 years. Therefore, this impact is considered to be less than significant.

Mitigation: No mitigation is required.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

IMPACT: **SPH-C1: Will the Project have significant cumulative impacts to socioeconomics, population and housing?**

Analysis: *Less than Significant Impact; All Alternatives*

Alternatives A and B will not substantially contribute to any changes in the socioeconomic distribution or composition of the project area and will not result in considerable population or housing changes.

Alternatives C, D, and E will result in population increases, including lower-income population demographic associated with the leisure and hospitality employment growth. There are multiple projects proposed for the North Tahoe region that will expand commercial and hospitality services, particularly in the tourist, retail, and dining industries. Although some of these cumulative projects propose affordable housing, not all proposed developments include affordable housing. This Project will contribute to the general affordable housing demand in the region, but will also contribute to the affordable housing supply under Alternatives C and D.

Alternatives C, D, and E will contribute to a cumulative socioeconomic benefit to the region by providing tourist services that draw visitors to the area. In addition to the remodeled casino, the added services (spa, fitness center, conference center) and the appeal of redeveloped TAUs will provide new tourist opportunities in conjunction with other tourist features offered at other redeveloped project areas in the region. The overall visual improvement of the manmade features at the project area and other redevelopment project areas will enhance the overall appearance and desirability of the region. Therefore, this impact is considered to be less than significant.

Mitigation: No mitigation is required.

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