14 POPULATION AND HOUSING

This chapter describes the existing conditions for population, employment, and housing, in the region surrounding the project site and the project vicinity. Impacts of the project on population growth, housing, and employment are discussed.

14.1 ENVIRONMENTAL SETTING

14.1.1 REGIONAL SETTING

The proposed project site is located in northeastern Placer County on the western edge of lower Truckee River canyon, east of Martis Valley, in the Sierra Nevada Mountain Range. The surrounding region is located within northeastern Placer and southeastern Nevada County. The project site is approximately 11 miles west of the border between California and the state of Nevada. The general region, taking in the eastern Sierra Nevada and western Nevada is sparsely populated with the largest metropolitan areas, the cities of Reno and Sparks, located approximately 30 miles northeast of the project site in Washoe County, Nevada (Table 14-1).

Table 14-1 Regional Population, Race and Ethnicity								
Locality	Population	Percent Hispanic or Latino	Percent Black or African American	Percent Asian	American Indian and Alaska Native	White	Percent Two or More Races	
Placer County	352,380	12.8	1.3	5.7	0.9	76.1	3.1	
Nevada County	98,764	8.5	0.3	1.1	1.1	86.5	2.4	
Washoe County, Nevada	421,407	22.2	2.3	5.2	1.7	76.9	3.8	
Source: U.S. Census Bureau 2012								

The 2010 Census recorded Placer County's population at 352,380, and Nevada County's population at 98,764. There are six incorporated communities in Placer County: City of Auburn, City of Colfax, City of Lincoln, City of Roseville, City of Rocklin, and Town of Loomis, all located to the west of the proposed project site on the western slopes of the Sierra Nevada foothills and eastern edge of the Sacramento Valley. The closest incorporated city in Placer County is Colfax with a population of approximately 2,233, located approximately 40 miles southwest of the project site. The population growth in Placer County from 2000 to 2010 was approximately 40%, with most of the growth occurring in communities in the western portion of the County, on the eastern edge of the Sacramento Valley.

The closest unincorporated communities on the North Shore of Lake Tahoe, located 10 miles southeast of the project site include Tahoe City and Kings Beach. Based on the U.S. 2010 Census, the population on the North Shore of Lake Tahoe, which also includes communities on the Nevada side of the Lake, was 19,535 persons (TRPA 2012:3.12-6).

Incorporated communities in Nevada County are Nevada City, Grass Valley, and the Town of Truckee. The nearest community, Town of Truckee, is located approximately 3 miles north of the project site and has a population of 16,180. The population of Nevada County grew over the ten year period from 2000 to 2010 by approximately 7%.

The U.S. 2010 Census recorded Washoe County's population as 421,407, making up approximately 15% of the population of Nevada. The population growth rate for Washoe County from 2000 to 2010 was 24%. The population of the City of Reno and City Sparks was recorded by the 2010 Census as 225,221 and 90,264,

respectively. These two closely located cities contain approximately 75% of the population of Washoe County. The population growth rate from 2000 to 2010 was 36% for Sparks and 25% for Reno (U.S. Census 2012).

Homeowner vacancy rates are low in the region as shown in Table 14-2, below. The region has a high rental vacancy rate due to the many vacation housing units that are rented on a seasonal basis for recreation uses.

	Table	e 14-2	Regional Housing Occupancy			
Locality	Population	Housing Units	Vacant Units	Units for Seasonal, Recreational, or Occasional Use	Rental Vacancy Rate*	Homeowner Vacancy Rate
Placer County	352,380	153,730	20,107	12,020	13.08%	2.4%
Nevada County	98,764	52,677	11,075	8,333	21.02%	2.6%
Washoe County, Nevada	421,407	184,841	21,369	5,025	11.6%	3.3%

*Vacancy rate includes units for seasonal, recreational or occasional use.
Source: U.S. Census 2010a. U.S. 2010 Census Table DP-1. Profile of General Demographic Characteristics: 2010.

Table 14-3 Regional Economic Indicators							
Locality	Population	Average Household Size (persons)	Home Ownership Rate (2006-2010)	Median Household Income	Percent Persons Below Poverty Level (2006-2010)		
Placer County	352,380	2.6	72.9%	\$74,447	6.6		
Nevada County	98,764	2.4	74.0%	\$57,121	9.0		
Washoe County, Nevada	421,407	2.5	60.2%	\$55,658	12.6		
U.S. Census Bureau 2012.							

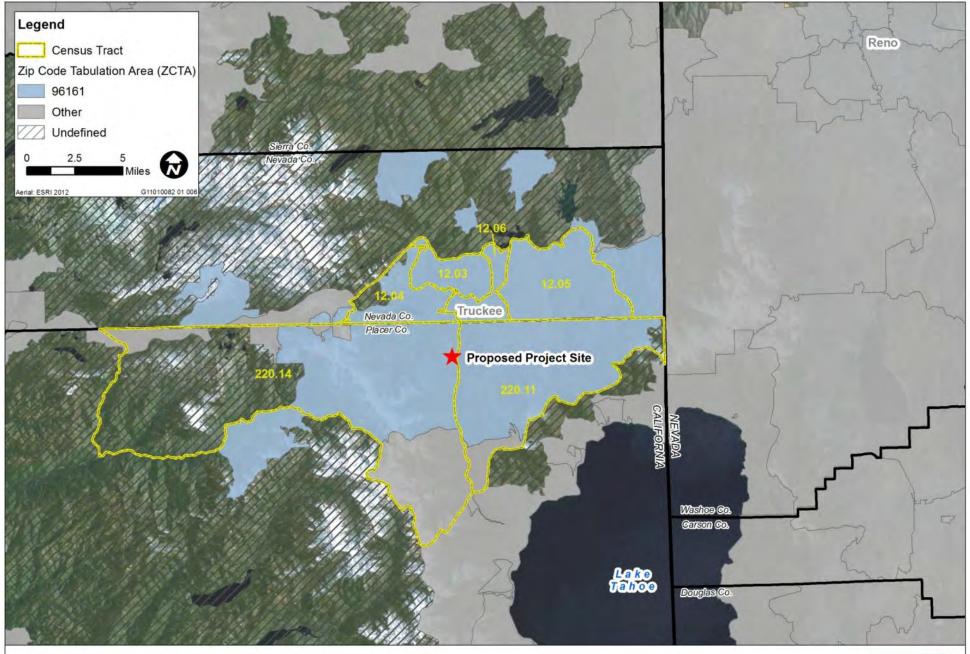
14.1.2 LOCAL SETTING

For the purposes of this EIR, the local setting is based on demographic information provided for the Zip Code Tabulation Area (ZCTA) that extends from Kingvale to the Nevada State line, includes portions of Placer County and Nevada County and includes the Martis Valley Community Plan area, the Town of Truckee, Northstar, and the Eastern Regional MRF (Exhibit 14-1). The ZCTAs are approximate area representations of U.S. Postal Service (USPS) five-digit ZIP Code service areas that the U.S. Census Bureau creates using whole blocks of present statistical data from censuses and surveys. Large water bodies, unpopulated areas, sparsely populated areas, and public lands for which USPS has not assigned ZIP Codes are shown as "undefined" and are not included in the ZCTAs.

POPULATION

The Town of Truckee, located approximately 2.5 miles north of the project site has a population of approximately 16,180. As shown in Table 14-4, most of the population in the local area resides in the Town.

Table 14-4 Population Density in the Project Vicinity						
Geography Total Population Land Area in Square Miles Population Per Square Mile (Land Area)						
ZCTA5 96161	18,451	181.8	101			
Town of Truckee	16,180	32.32	500.6			
Source: U.S. Census Bureau 2012; DOF 2011.						





U.S. Census 2010 Zip Code Tabulation Area 96161



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The nearest residences to the project site are two temporary caretaker residences located on the Eastern Regional MRF and Transfer Station that are occupied by employees of the Eastern Regional MRF and Transfer Station and their families. Other isolated residences are located along SR 89 approximately 0.5 mile and 1 mile south of the project site. Table 14-5 shows the population and ethnic diversity in the project vicinity, and Table 14-6 shows household and income characteristics for the population residing in the project vicinity.

Table 14-5 Population, Ethnicity, and Race in the Project Vicinity								
Locality	Population	Percent Hispanic or Latino	Percent White	Percent Black or African American	Percent Asian	Percent American Indian and Alaska Native	Percent Two or More Races	
ZCTA 96161	18,451	17.4	78.8	0.3	1.4	0.3	1.5	
Town of Truckee	16,180	18.6	86.5	0.4	1.5	0.6	2.1	
Census Tract 220.14	1,736	2.9	91.4	0.3	4.4	0.5	2.4	
Source: U.S. Census Bureau 2012; DOF 2011.								

Table 14-6 Household and Income Characteristics in the Project Vicinity							
Locality	Average Household size	Home Ownership Rate (2006-2010)	Median Household Income	Percent Persons Below Poverty Level (2006-2010)			
ZCTA 96161	2.48 owned/ 2.61 rented	69%	Not Available	Not Available			
Town of Truckee	2.54	68.6%	\$65,351	8.6			
Source: U.S. Census Bureau 2012; DOF 2011.							

EMPLOYMENT

The major employment center in the immediate vicinity of the project site is the Town of Truckee. The cities of Reno and Sparks in Washoe County, Nevada constitute a much larger employment center located approximately 30 miles to the east of Truckee.

The economy of Truckee is composed primarily of the recreation, accommodation, and food services; construction; education, health care and social services; and retail trade industries. The largest employer in Truckee, Sierra Community College District employed 1,095 persons in 2009 (Town of Truckee 2011a:4.13-6). In 2010, of the employed residents residing in Truckee, 19.3 percent were employed in the recreation, accommodation, and food service sector; 16.7 percent were employed in the construction sector; 16.7 percent were employed in education, health and social services; and 9.5 percent were employed in the retail sector (CLRsearch.com 2010).

The Reno-Sparks area has a diverse economy; major employment sectors in 2011 included trade, transportation, and utilities (42.3 percent of the employed population); gaming and tourism (34.8 percent of the employed population); professional and business (24.6 percent of the employed population); and education and health (22.1 percent of the employed population). Construction employment was at 8.7 percent of the employed population in 2011 down from 21.1 percent in 2007, prior to the economic downturn.

The unemployment statistics for February 2012 for communities in the project vicinity and for Placer and Nevada County are shown in Table 14-7. As shown, unemployment is lower in Truckee than in Nevada County and Placer County as a whole, and lower than in Reno, Nevada. Because of the concentration of jobs in the

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tourist sector, the labor force in the project vicinity fluctuates according to peak summer and winter tourist seasons. For example, in 2003 Truckee employment peaked in January and August, and in 2007 employment peaked in July, but remained low during the winter, possibly as a result of national and global recession (Town of Truckee 2009a: 28).

Table 14-7 Unemployment Rate in the Project Vicinity			
Locality	Unemployment Rate % (February 2012)		
Placer County	10.2		
Kings Beach	10.2		
Nevada County	10.1		
Town of Truckee	8.5		
Reno, Nevada	12.2		
Source: State of California Employment Development Department	2012; U. S. Bureau of Labor Statistics 2012		

HOUSING

Housing is available in the vicinity of the project in the Town of Truckee, 3 miles north of the project site via SR 89; in the Martis Valley Community Plan area, 10 -12 miles from the project site via I-80 and SR 267; and on the north shore of the Lake Tahoe Basin 10-15 miles south of the project site via SR 89. The closest existing housing in the project vicinity is located in the Town of Truckee, approximately three miles driving distance to the north of the Eastern Regional MRF and Transfer Station. As shown in Table 14-8, the Town of Truckee has the majority of housing within the ZCTA. In Truckee the 2010 Census recorded 12,803 housing units, of which 4,326 (68.2%) were owner-occupied, and 2,017 (31.8%) were occupied by renters (U.S. Census Bureau 2010b). While the overall vacancy rate is high for Truckee and the surrounding area in Nevada County and Placer County, most of the vacancies are seasonal recreational rentals. The vacancy rate for long-term occupation for rental or for sale units combined is 3.6 percent for the Town of Truckee, and 3.4 percent for the ZCTA as a whole.

Table 14-8 Housing Occupancy in Project Vicinity							
Locality	Population	Housing Units	Occupied Housing Units	Vacant Units	Vacant – seasonal, recreational, or occasional use	Vacancy Rate *	
ZCTA 96161	18,451	16,285	7,293	8,992	8,369	3.4%	
Town of Truckee	16,180	12,803	6,343	6,460	5,989	3.6%	
*Vacancy rate excludes vacant seasonal, recreational, or occasional use units. Source: U.S. Census Bureau 2010b; D0F 2011							

14.2 REGULATORY SETTING

14.2.1 FEDERAL

FEDERAL

At the present time there is no federal funding or federal agency involvement in the project. However, the project may require discretionary actions from the U.S. Department of Energy; therefore, federal regulatory requirements are presented here for informational purposes.

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Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act)

The Uniform Act, passed by Congress in 1970, establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. Protections and assistance under the Uniform Act apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects. The government-wide regulation that implements the act is 49 Code of Federal Regulations (CFR) Part 24. The project would result in the removal of one temporary caretaker residence.

14.2.2 STATE

There are no State laws and regulations related to housing that would apply to the project.

14.2.3 LOCAL

PLACER COUNTY HOUSING ELEMENT

The Housing Element is the only General Plan Element that requires review and certification by the State of California (California Government Code Section 65580-65589.8). The Placer County Housing Element (2009) includes the county's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing. No goals or policies related to housing would apply to the project.

TOWN OF TRUCKEE

The proposed project site is located in Placer County, and is therefore not subject to regulations and ordinances in Nevada County or within the Town of Truckee. However, because of the proximity of the project site to the Town of Truckee, the following information is provided.

TOWN OF TRUCKEE HOUSING ELEMENT

The Town of Truckee 2007-2014 Housing Element provides a detailed analysis of the Town's demographic, economic and housing characteristics as required by State Law. The Element also provides a comprehensive evaluation of the Town's progress in implementing the past policy and action programs related to housing production, preservation, and conservation. Based on the community's housing needs, available resources, constraints and opportunities for housing production and preservation and its past performance, the Housing Element identifies goals, strategies and actions that address the housing needs of present and future residents.

INCLUSIONARY AND WORKFORCE HOUSING ORDINANCES

In an effort to meet the ongoing need for additional affordable housing, the Town adopted an Inclusionary Housing Ordinance in May 2007 and a Workforce Housing Ordinance in February 2009. These ordinances are intended to implement policies in the Town's housing element and to promote development of affordable housing (Town of Truckee 2009a:HB-23).

The Workforce Housing Ordinance applies to all commercial, industrial, institutional, recreational, residential resort, and other non-residential projects. The ordinance requires that these projects provide workforce housing units based on the number of full-time equivalent employees (FTEE) or on the number of employees based on income levels. Developments that generate less than seven full-time employees are exempt from the ordinance;

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developments with seven to 19 FTEE must pay a fraction of an in-lieu affordable housing fee. Projects with 20 or more FTEE must construct and complete workforce housing based on the number of FTEE for that project (Town of Truckee 2009a:HB-26). On September 1, 2011 the Truckee Town Council voted to suspend the Workforce Housing Ordinance until January 31, 2013 based on findings that there are currently more market-rate rental and for-purchase housing opportunities in the Truckee region at prices that are considered affordable to median and moderate income households. The suspension is for one year, at which time the suspension can be extended or lifted (Town of Truckee 2011b).

14.3 IMPACTS

14.3.1 SIGNIFICANCE CRITERIA

Based on Placer County's Environmental Questionnaire and CEQA Guidelines Appendix G, the proposed project would result in a significant impact to population, employment, and housing if it would:

- Induce substantial growth in an area, either directly or indirectly, or result in a concentration of population;
 or
- Displace substantial numbers of people or housing.

14.3.2 METHODS AND ASSUMPTIONS

Evaluation of potential population, housing, and employment impacts of the proposed project was based on data obtained from the U.S. Census, the California Department of Finance, and documentation from the Town of Truckee, Placer County, and Nevada County.

14.3.3 ISSUES OR POTENTIAL IMPACTS NOT DISCUSSED FURTHER

All issues applicable to population, housing and employment listed under the significance criteria above, are addressed in this chapter.

14.3.4 IMPACT ANALYSIS

Impact 14-1

Induce Substantial Population Growth during Construction. The project would create up to 23 jobs during the construction phase, which would last from May to November over two construction seasons (2013 and 2014). Because of the limited number of construction positions and the shorter duration of construction 14 total months, the project would not be expected to result in substantial growth in the area. This impact would be considered less than significant.

The estimated maximum number of employees required for the construction phase of the project would 23 persons at any one time. Construction would occur over two construction seasons (May through November) for a total of 14 months. The number of employees would fluctuate according to the particular construction phase (site preparation and grading, foundation construction, building construction, equipment installation, etc.). These employees are likely come from the immediate Truckee-North Tahoe area, from areas such as Reno, Nevada, which is within commuting distance (approximately 35 miles). In general, the construction labor force is migrant and travels to the location of new construction jobs. As described above, a significant labor pool of construction personnel (approximately 8 percent of the labor force, with an 8.5 percent unemployment rate) is available to meet the needs of the project and an influx of new residents would not be expected as a result of

the project. Additionally, for those laborers that may temporarily relocate to the project area, there are a considerable number of seasonal housing units available for short-term occupation that could meet these demands. Further, the shorter duration of the construction period would not encourage construction personnel to relocate to the area. For these reasons, the project would not induce substantial population growth and this impact would be **less than significant**.

Impact 14-2

Displace Large Numbers of People or Housing. One temporary caretaker residence owned by the County is currently located on the project site. This house would be removed in order to construct the project. This would not constitute displacement of large numbers of people or housing. Therefore, this impact would be considered **less than significant**.

One house located on the proposed site of the biomass facility would be removed. This house is a temporary caretaker residence owned by the County. Removal of this residence would not constitute displacement of large numbers of people or housing. Further, adequate housing is available in the nearby vicinity to meet the housing needs of the displaced individuals. Therefore, this impact would be **less than significant**.

Impact 14-3

Induce Substantial Population Growth During Operations. The estimated maximum number of employees required for the operational phase of the project is 13. A significant labor pool (approximately 8 percent of the labor force, with an 8.5 percent unemployment rate) of personnel is available in the surrounding Placer County, Nevada County, and Reno, Nevada areas to meet the needs of the project and an influx of new residents would not be expected as a result of the project. This impact would be considered less than significant.

The facility would operate 24 hours per day with one to three workers present on the site at all times. A conservative estimate assumes that three employees would be present for one day shift and one employee would be present for the evening and nighttime shifts. Assuming three 8-hour shifts, the project would require 5 employees. Additionally, it is estimated that eight additional persons would be required to collect, transport, and process the biomass material. The County would contract with collection and hauling providers and these persons would not be direct employees of the County. Nonetheless, they are included in the impact analysis as they are required for the operation of the facility. Therefore, the estimated maximum number of employees required for the operational phase of the project is 13. A significant labor pool (approximately 8 percent of the labor force, with an 8.5 percent unemployment rate) of personnel is available in the surrounding Placer County, Nevada County, and Reno, Nevada areas to meet the needs of the project and an influx of new residents would not be expected as a result of the project. Additionally, for those employees that may relocate to the project area, there are a considerable number of housing units available for purchase and for rental and could meet these demands. Therefore, this impact would be considered **less than significant**.

14.4 MITIGATION MEASURES

No mitigation measures are necessary.