



4.12 POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce 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)?			✓	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

- a) ***Induce 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)?***

Less Than Significant Impact. The project would provide the opportunity for individuals to purchase housing (condominiums) on-site, and would provide an on-site workforce housing component (refer to Response 4.12.b, below). Project implementation would generate an increase in both the Town's seasonal and permanent populations. Based on an estimate of 4.0 persons per unit, the 77 seasonal units proposed by the project could generate an increase in the Town's seasonal population by approximately 308 persons (the existing Holiday Haus Motel generates approximately 72 persons). Additionally, the Hotel Condominium would generate primarily service-type employment (approximately 27 Full-Time Equivalent Employees [FTEE]), which could result in an increase in the Town's permanent population. The project proposes to function as a hotel 92 percent of the time. The length of stays would vary depending on various factors, such as scheduled airport service and use rates, the popularity of "ski weeks", convention booking, and the hotel reservation system. The average annual use by condominium owners is anticipated by the Applicant to be 29 days per year (8 percent of the year).

The 2005 General Plan Update FPEIR considers the population at one time (PAOT) to account for seasonal residents, second homes, and visitors along with the permanent residents. Estimating the number of future employees who would choose to relocate to the Town would be highly speculative, since many factors influence personal housing location decisions (i.e., family income levels and the cost and availability of suitable housing in the local area). For analysis purposes, if 25 percent of the project's 27 FTEE were to relocate to the Town, the project could potentially result in a population increase of approximately 7 persons.¹ Overall, the project's PAOT, based on a seasonal population increase of 308 persons and a permanent population increase of 7 persons, would be approximately 315 persons. However,

¹ The project's potential population increase was calculated as follows: 80.5 FTEE x 25 percent x 4 persons per household (2005 General Plan Update FPEIR) = 81 persons.



approximately 72 persons are currently located at the project site. Therefore, it is anticipated that the project would contribute a net total of 243 persons.

Visitor population accounts for approximately 49 percent of the PAOT population within the Town, and is anticipated in the Town's population forecasts provided in the *2005 General Plan Update FPEIR*. Specifically, the *2005 General Plan Update FPEIR* estimates a 60,700 total PAOT population for 2024, of which approximately 29,743 would be visitors. The PAOT associated with the project would represent less than one percent of the Town's total PAOT population for 2024. Therefore, the project's PAOT would not result in substantial unanticipated growth. Additionally, the proposed project would comply with the maximum allowable density restrictions established per the *1987 General Plan* and Town Code, even though the project has requested a density bonus consistent with State Density Bonus Law 65915-65917. Impacts in this regard are less than significant.

The project does not involve the extension of roads (with the exception of the emergency fire access road [Intrastar 7B Road]) or other infrastructure into an outlying area that would indirectly result in population growth. Therefore, impacts in this regard are less than significant.

Fire Access Road Alternative

Implementation of the Fire Access Road Alternative would result in a reduction of one Hotel Condominium and one affordable housing unit (two fewer bedrooms). Additionally, the project does not involve the extension of roads or other infrastructure into an outlying area that would cause population growth in an area. Therefore, similar to the proposed project, impacts in this regard would be less than significant.

Mitigation Measures: No mitigation measures are required.

b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

Less Than Significant Impact. The project would not induce population growth in the area directly or indirectly. The proposed project would replace the existing 14,594 square feet of motel units with a Hotel Condominium and on-site workforce housing that would adequately serve the employees generated by the Hotel Condominium. The Applicant proposes an aggregate amount of approximately 8,215 square feet of workforce housing, which would be distributed into 14 on-site units (15 bedrooms). A Housing Mitigation Development Plan (HMDP) would be required by the project Applicant and is subject to approval by the Town. Workforce housing provided as part of the project may be structured under a separate Homeowner's Association, aside from the proposed 77 Hotel Condominium units. The project does not involve the extension of roads, other than the emergency fire access road (Intrastar 7B Road). Therefore, the proposed project would not significantly contribute to population growth in the area, nor the need for new homes, as the project would place workforce housing at the project site. Impacts in this regard would be less than significant.



Fire Access Road Alternative

Implementation of the Fire Access Road Alternative would result in a reduction of 413 square feet of workforce housing for a total of 7,802 square feet and remove one Hotel-Condominium unit. The Fire Access Road Alternative would also not include the extension of roads. This alternative would be required to develop a HMDP that is subject to approval by the Town. Therefore, similar to the proposed project, impacts in this regard would be less than significant.

Mitigation Measures: No mitigation measures are required.

- c) ***Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?***

Less Than Significant Impact. Refer to Response 4.12(b).

Fire Access Road Alternative

Refer to Response 4.12(b).

Mitigation Measures: No mitigation measures are required.



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