



17.0 POPULATION AND HOUSING

17.1 Regulatory Setting

No federal, State or local regulations related to population and housing are applicable to the PWP planning area.

17.2 Environmental Setting

Currently, State Parks employs 50 permanent staff and approximately 60 seasonal staff at Pismo State Beach and the Oceano Dunes SVRA.

Two residences and two mobile home pads that house State Parks permanent staff are present within the Park Corporation Yard. No seasonal on-site housing for temporary employees is available during the busy season. Seasonal employees typically commute from the surrounding communities.

17.3 Project Impacts

Thresholds of Significance

Based on Appendix G of the CEQA Guidelines, implementation of the PWP would result in a potentially significant impact related to population and housing if it would:

- a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?

17.3.1 Impacts and Mitigation

17.3.1.1 Impacts from PWP Implementation

Ongoing park management programs and plans, including operations and maintenance activities, cultural and natural resource management programs, and visitor service programs, associated with PWP implementation would not induce substantial unplanned population growth in an area, either directly by proposing new homes and businesses or indirectly through extension of roads or other infrastructure, or result in the displacement of existing people or housing.

State Parks currently employs 50 permanent employees and approximately 60 seasonal employees. About 30 permanent staff positions are currently open, are actively being recruited for and are projected to be hired in the near term to meet existing and future demands for operations and maintenance. Although the source of new employees is unknown, it would be expected that some of the new employees could be drawn from the existing local workforce, others would transfer in from other state parks and some may be new to both the area and State Parks. In addition, if some nonlocal staff were employed, the relatively small number of new employees would not be expected to cause substantial increase in population growth or a substantial increase in housing demand. Only a limited number of State Park employees in the District receive State Park housing – there are currently two permanent residences and two mobile homes in the Corporation Yard. PWP implementation



would not change the regional population and related housing demand. Therefore, PWP implementation would have **no impact** on population and housing.

17.3.1.2 Impacts from PWP Development Projects

Impact 17-1 Induce Substantial Unplanned Population Growth by Providing New Housing

The following PWP Development Projects would not directly induce substantial unplanned population growth by developing additional housing or business and no impact would occur:

- Park Corporation Yard Improvement Project;
- Oceano Campground Infrastructure Improvement Project;
- Pier and Grand Avenue Entrances and Pier Avenue Lifeguard Tower Project;
- North Beach Campground Facility Improvement Project;
- Butterfly Grove Public Access Project;
- Pismo State Beach Boardwalk Project.

In addition, improved, relocated, and/or new infrastructure (i.e., roadways and water, wastewater, electrical, and telecommunications infrastructure) for all PWP Development Projects listed above would be those necessary to serve visitors to Pismo State Beach and the Oceano Dunes SVRA and staff working and living at the Park. All of the infrastructure facilities would be built only to the necessary capacity to serve intended uses internal to Pismo State Beach and the Oceano Dunes SVRA and would not serve the general vicinity, which therefore would not lead to changes in location population and associated housing need. Therefore, **no impact** would occur.

Oso Flaco Improvement Project and Phillips 66/Southern Entrance Project

New housing is only proposed as part of the Oso Flaco Improvement Project and Phillips 66/Southern Entrance Project. Two to six new residences would be constructed on the Oso Flaco Improvement Project site and an additional two to six residences could be constructed in the Phillips 66/Southern Entrance Project site. These residences would be occupied by State Parks staff and not available to residents from the surrounding communities.

The Oso Flaco Improvement Project and Phillips 66/Southern Entrance Project improvements are intended to accommodate demands for recreational opportunities and would facilitate an increased level of accessibility to the park. These improvement projects would provide day use activities and overnight camping and not result in an increase in the population residing in the surrounding area.

In addition, improved, relocated, and/or new infrastructure (i.e., roadways and water, wastewater, electrical, and telecommunications infrastructure) would be those necessary to serve visitors and State Parks employees working and living at the Oso Flaco Improvement Project and Phillips 66/Southern Entrance Project sites. All of the infrastructure facilities to support these two Development Projects would be built only to the necessary capacity to serve the intended uses and would not serve the general vicinity, which therefore



would not lead to related changes in location of population and associated housing need.

Therefore, implementation of the Oso Flaco Improvement Project and Phillips 66/Southern Entrance Project improvements would not directly or indirectly induce substantial unplanned population growth. **No impact** would occur.

See Chapter 25, “Other CEQA Considerations,” for further discussion of growth-inducing impacts.

Proposed Small Development Projects

None of the Small Development Projects would induce substantial unplanned population growth by proposing new homes and businesses or indirectly through extension of public roads or other infrastructure. Therefore, the small development projects would have **no impact** on unplanned population growth.

Impact 17-2 Displace Existing People or Housing

The following PWP Development Projects would not displace existing people or housing and **no impact** would occur:

- Oso Flaco Improvement Project;
- Philips 66/Southern Entrance Project;
- Oceano Campground Infrastructure Improvement Project;
- Pier and Grand Avenue Entrances and Pier Avenue Lifeguard Tower Project;
- North Beach Campground Facility Improvement Project;
- Butterfly Grove Public Access Project;
- Pismo State Beach Boardwalk Project.

Park Corporation Yard Project

As stated above, two residences and two mobile home pads that house State Park’s staff are present within the Park Corporation Yard of the Oceano Dunes SVRA. The Corporation Yard Improvement Project would relocate the two mobile home pads onsite to accommodate new buildings. Two to six new residences would be constructed on the Oso Flaco Improvement Project site and an additional two to six residences could be constructed in the Philips 66/Southern Entrance Project site. Displaced staff would be relocated to staff housing provided at these sites. Therefore, the Project Corporation Yard Improvement Project would not displace a substantial number of existing residences or people to necessitate construction of replacement housing elsewhere. **No impact** would occur.

Proposed Small Development Projects

None of the small development projects would displace existing people or housing and **no impact** would occur.



17.4 Cumulative Effects

PWP implementation and site-specific improvement projects would have no project-level impact on population and housing. Therefore, **no cumulative effects** would occur.

