

**UNIT 322**

**GROVER HOT SPRINGS STATE PARK**

**GENERAL PLAN AMENDMENT**

**October 1980**

STATE PARK AND RECREATION COMMISSION

P.O. BOX 942896, SACRAMENTO, CA 94296-0001



EXCERPTS FROM THE MINUTES OF OCTOBER 1980  
Grover Hot Springs State Park  
Master Plan Amendment

PUBLIC HEARING  
GROVER HOT SPRINGS  
GENERAL PLAN  
ADMENDMENT

Chairwoman Berk declared the public hearing for the review and discussion of amendments to the General Plan for Grover Hot Springs State Park at 1:30 p.m.

Mr. Bob Acrea presented a slide show, gave a brief history of the project, and outlined the need for an amendment to develop a resident service building.

Commissioner Gibson stated that, since this is a 1960 General Plan, she would like to insert language at the end of the resolution making it plain that the Commission's action today is not a suggestion that the overall plan has been updated and all its contents reapproved. Chairwoman Berk agreed; however, she wished to make this a separate resolution.

RESOLUTION APPRO-  
VING THE ADMENDMEN  
TO THE GROVER HOT  
SPRINGS GENERAL  
PLAN

Resolution 43-80

Commissioner Whitehead presented the following resolution which was seconded by Commissioner Araujo and adopted with Commissioners Whitehead, Araujo, Norris, Jones, Gibson, Egizi, and Berk voting AYE.

WHEREAS, there is need for a new ranger residence at Grover Hot Springs; and

WHEREAS, the present ranger residence site lacks visibility to important centers of activity in the park for proper surveillance; and

WHEREAS, the new residence will provide housing for a ranger with surveillance and enforcement duties; and

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WHEREAS, the proposed site provides visibility to the pool area for surveillance of vandalism and illegal use, and also an unlimited view of the meadow and contact with the Toiyabe and Aspen overnight use areas; and

WHEREAS, the proposed site permits minimal intrusion into the natural scene; and

WHEREAS, a ranger residence in this proposed area is not a conflicting element to the development shown on the master plan;

NOW, THEREFORE, BE IT RESOLVED that the master plan for Grover Hot Springs is amended to show a ranger residence on the proposed site located approximately 300 lineal feet southwest of the present park office and contact station and as shown on the plot plan.

Director Dangermond said that approximately 70 to 250 units in the system have general plans; 180 do not. If one thinks in terms of ten general plan reviews per year, this means it would take 18 years to just take care of the existing system. He wanted to point out that with present staff, the Department did not really want to get involved with updating a plan unless it were planning to do added improvements or a major change. He thought the process would be to come to concurrence as a part of the overall Proposition 1 list, assuming it passes, a five-year plan or an eight-year plan as to what can be done.

Chairwoman Berk wanted to speak to the springs area and the possibility for improvement to make it enjoyable in light of the growing interest. She stated she would like for the Department to look at the Orrs Hot Spring Retreat near Ukiah. She said that it is privately operated, but it is a site that has been developed with a health focus. She thought this site offered many more opportunities than the Department is able to provide now. She said she did not know how it could come back to the Commission without having a complete modification; it could be put on the list of development projects. Director Dangermond said the Department could look at it and, if monies were budgeted to upgrade and change it, it would not have to be handled as a general plan amendment. The Department could just keep the Commission informed as to what is being done.

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Commissioner Gibson said she did not want to leave the impression that, by approving the amendment, the Commission was updating the whole plan. She suggested the following language:

Approval of the October 10, 1980 amendment to Grover Hot Springs State Park General Plan shall not be construed as indicating this Commission's approval of the other provisions of the General Plan. The Commission is of the opinion that the General Plan which was adopted in 1960 should be reviewed in the light of changing circumstances and appropriate amendments should be presented to this Commission for approval before further major, non-emergency development is undertaken.

Director Dangermond asked if, by passing a statement like that, the Commission is not saying the general plan is null and void. Commissioner Gibson stated that it might possibly be construed that way. She said perhaps a careful record of this discussion would make clear the intent of the Commission and that passing a resolution would not be necessary.

Chairwoman Berk requested that the minutes reflect the discussion in a full manner that has ensued around the General Plan for Grover Hot Springs and the need for improvement of the pool area.

Director Dangermond asked for clarification. He asked if the Commission was stating that the Commission would hate to see the Department embark on any major new construction without evaluating whether it's contemporary with today's feelings. The Commission agreed.

\* \* \*

(916) 445-2358

SEP 17 1980

Honorable Ida Berk, Chairwoman  
State Park and Recreation Commission  
2265 Contra Costa Boulevard  
Pleasant Hill, CA 94523

Dear Chairwoman Berk:

Enclosed is the rationale and resolution for an amendment to the master plan for Grover Hot Springs State Park for the site of the new ranger residence. Location and maps are attached.

Sincerely,

Original signed by

Pete Dangermond, Jr.  
Director

Attachments

C-4645D

PD:BCornell

0-3833  
Directors Office

SEP 16 1980

DEPT. PARKS & RECREATION

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SURNAME  
DPR 199 L-T (5-78)

*ma 9/15/80*

*H. B. Davis  
9-10-80  
McClellan 9/16/80*

*[Signature] 9-17*

Amendment to Master Plan of  
Grover Hot Springs State Park

A master plan prepared for Grover Hot Springs was signed on February 1, 1960, by Director Charles DeTurk.

This proposed amendment to the original plan is for a change of site location for an additional residence. A location is needed that can more adequately serve operations in the protection of park resources within their limited manpower.

The 1960 plan has all the residences located in an area out of public view. Through the years this secluded location has proven ineffectual.

The ranger located in this residence will be vested with surveillance and enforcement responsibilities which include:

1. Surveillance of pool activities including access. Particular problems exist with after hour entry and the danger of excessive water temperature.
2. Increased surveillance of the meadow which has been intruded upon by night time vehicles.
3. The proximity of this new site to the campground and entry area will make an obvious after hours emergency contact as well as surveillance of night time activities.

The environmental consideration of this siting include:

1. The site is adjacent to existing Forest Service summer cabins.
2. Minimal intrusion on natural scene.
3. Site will not conflict with any anticipated amendments to the plan.

Environmental impact process has been satisfied through the circulation of a Negative Declaration. Response to comments are now being prepared and copies will be sent to each Commissioner by next Monday.

Support includes: Forest Service and Tahoe Sierra State Park Association.

Concerns:

County Planning has six stipulations: 1) have a 20' setback from creek; 2) perform semi annual sewage leaching testing; 3) construct one story with wood siding and brown roof; 4) install native screen planting; 5) restrict unsightly use; 6) install wharf-type hydrant.

A local citizen in Markleville feels it's a visual impact and that any new residence is unnecessary.

GROVER HOT SPRINGS STATE PARK

RATIONALE FOR AMENDMENT TO THE MASTER PLAN  
FOR THE SITE OF THE NEW RANGER RESIDENCE

(DRAFT 1980)

A master plan prepared for Grover Hot Springs State Park was signed on February 1, 1960 by Director Charles De Turk.

This plan is a product of the park design which resulted from the philosophy acceptable at the time. It is anticipated that possible amendments will be made to the original plan as analysis is made of the developments proposed at that time. This present amendment to the original plan for a change of site in the location of an additional residence is justified in the following rationale:

The 1960 plan includes an administration area with residences and a utility building located east of the county entrance road at the east end of the park. This site was chosen because of certain site conditions - a park-like timbered bench above Hot Springs Creek and removed from public view.

We have learned much about this site in the lapse of time between the building of the two existing residences and the present request. The major liability of this site has been the lack of visibility to important centers of activity in the park - principally the pool area and meadow. This secluded location for the residences has proven to be ineffectual from the standpoint of surveillance which now is of major importance.

It is understood that a maintenance person is on 24-hour call to handle emergencies which may arise in the park, but his duties are completely separated and do not include the law enforcement element of the ranger surveillance position. Both types of service are necessary in the operation of Grover Hot Springs. An additional residence is now necessary for the park, based upon the need of providing housing with visibility for a ranger vested with surveillance and enforcement responsibility.



The proposed new site caters to the following ranger responsibilities:

1. Surveillance of Pool Activities and Protection of the Facility.

Invasion of the pool area after closing hours has become a problem and also vandalism caused, in part, by disappointed individuals who are prohibited in the use of the pool at certain hours. This ever-increasing problem can be solved only by a ranger having a clear unobstructed view of the access to the pool and the pool area. The schedule of hours for pool use is subject to seasonal and management-induced changes to which the user public must conform.

2. Increased Surveillance of the Meadow.

The site provides an unlimited view of the meadow. There is recent evidence of misuse which is incompatible with preservation of this fragile resource.

3. Offers Security to the Toiyabe and Quaking Aspen Overnight Use Areas.

The proposed residence is located approximately 300 lineal feet southwest of an existing park office and contact station. Emergencies arising at the campsites can be easily transmitted to the ranger at this residence or can be more easily detected by the ranger who has a view of the campground area. It also provides surveillance of the access where incompatible auto activities can be detected.

Environmental considerations of the proposed residential site are based upon the following:

1. In proximity to other residences (Forest Service).
2. Minimal intrusion into the natural scene - (no adverse effect upon the meadow).
3. Expansion of a residence in this area is not a conflicting element to the development shown in the general plan or any anticipated amendments to that plan.

#### Negative Declaration

Based upon field review with the staff from the Operations, Development and Resource Protection Divisions, a Negative Declaration was circulated for review in accordance with CEQA. The initial study accompanying the Negative Declaration indicates that construction of the residence will not cause a significant adverse effect upon any environmental resource, including archeology. A package containing the Negative Declaration, initial study, any comments and response to comments, and lists indicating agencies and persons who received copies will be sent to each Commissioner after the review period - approximately September 26, 1980.

C-4645D