

UNIT 611

SAN CLEMENTE STATE BEACH

GENERAL PLAN AMENDMENT

February 1983

DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

P. O. BOX 2390, SACRAMENTO 95811

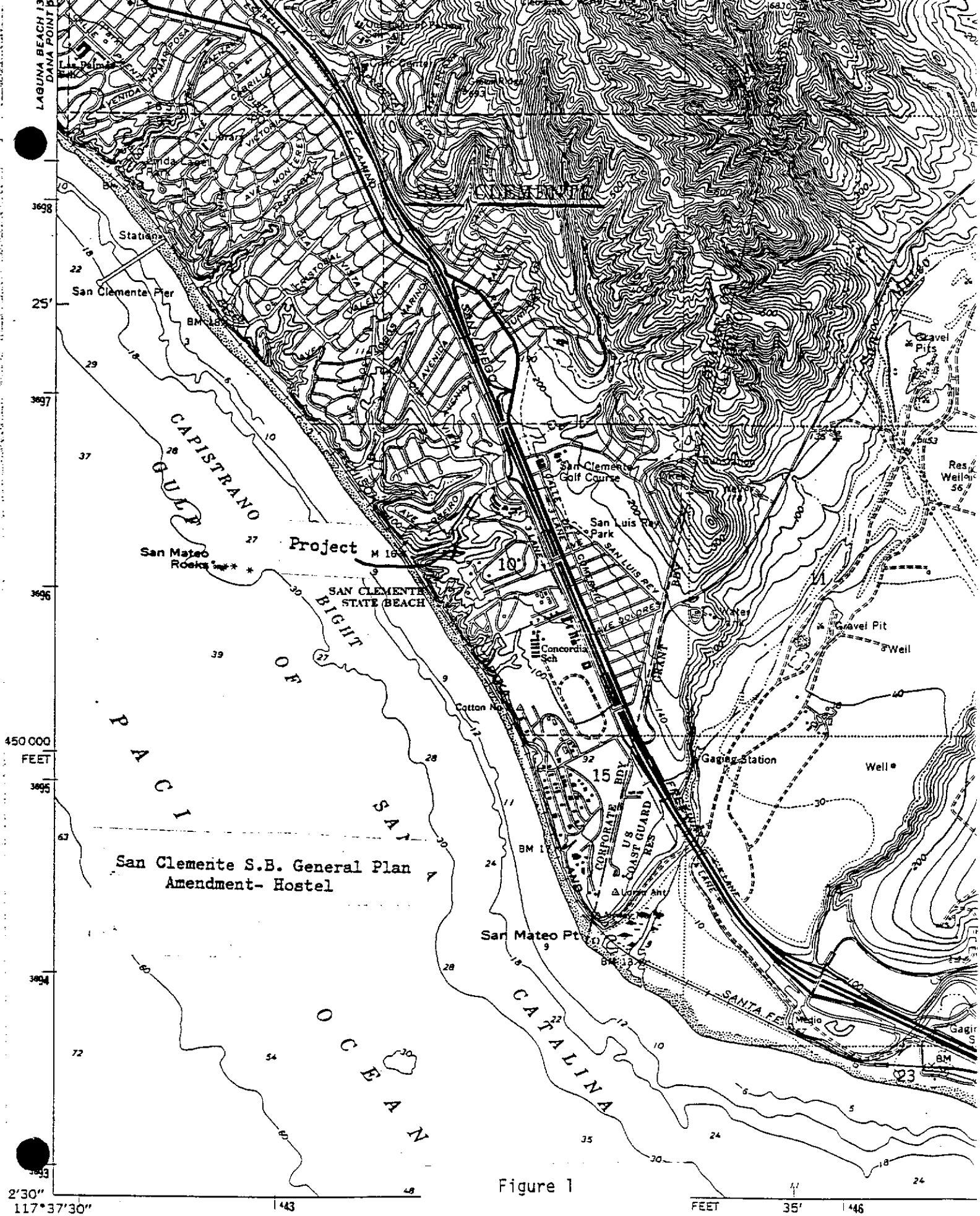


Resolution 17-83
adopted by the
California State Park and Recreation Commission
at its regular meeting in Los Angeles
February 11, 1983

WHEREAS, the Director of the Department of Parks and Recreation has presented to this Commission for approval the proposed General Plan Amendment for San Clemente State Beach; and

WHEREAS, this reflects the long-range development plans to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan Amendment for San Clemente State Beach preliminary, dated February 1983, to provide a hostel at San Clemente State Beach, subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement carrying out the provisions and objectives of said plan.



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE

San Clemente State Beach
General Plan Amendment

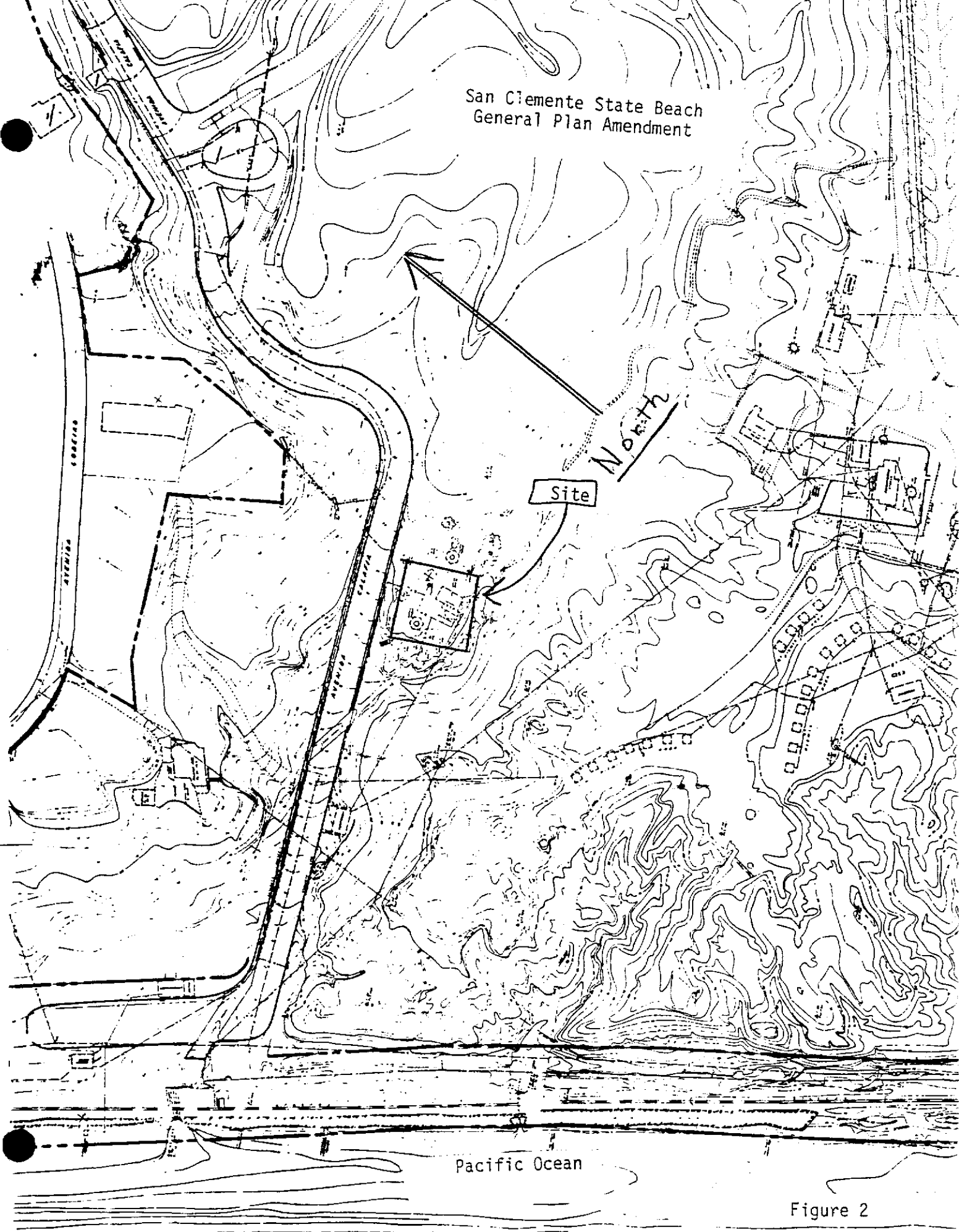


Figure 2

STATE OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

SAN CLEMENTE STATE BEACH
GENERAL PLAN AMENDMENT - HOSTEL

A Negative Declaration was prepared for this project.

COPIES WERE SENT TO THE FOLLOWING FOR REVIEW:

State Clearinghouse (10)
Orange County Environmental Management Agency
San Clemente City Planning Department
Dr. Robert Mark, Sierra Club
Mr. Murray Rosenthal, Sierra Club
Southern California Association of Governments

COPIES WERE AVAILABLE FOR REVIEW AT THE FOLLOWING LOCATIONS:

California Department of Parks and Recreation
Region 4 Headquarters
2505 Congress Street
San Diego, CA 92110

Pendleton Coast Area
Department of Parks & Recreation
3030 Avenida del Presidente
San Clemente, CA 92672

Orange County Library
San Clemente Branch
242 Avenida del Mar
San Clemente, CA 92672

THE LEGAL AD WAS PUBLISHED IN THE FOLLOWING NEWSPAPER:

San Clemente Sun Post

NEGATIVE DECLARATION

NAME OF PROJECT: General Plan Amendment

SCH 82092414

NAME OF SPONSOR: California Department of Parks and Recreation

PROJECT PURPOSE: Amend General Plan to permit hostel

PROJECT LOCATION: San Clemente State Beach - San Clemente - Orange County, California
See Figure 1 and 2

PROJECT DESCRIPTION: Construct 50 bed hostel - Single story building
100' x 100' pad - utilities on site

CONTACT PERSON: James M. Doyle, Supervisor, Environmental Review Section,
California Department of Parks and Recreation, P.O. Box 2390,
Sacramento, CA 95811; (916) 322-2481

Pursuant to State Environmental Impact Report Guidelines (Title 14 - California Administrative Code) regarding the implementation of the California Environmental Quality Act (Public Resources Code - Section 21000 et seq.), the Department of Parks and Recreation has prepared an Initial Study concerning the proposed project and has determined that the project will not have a significant effect on the environment. Mitigation measures are described in the Initial Study. If there are significant changes in the character of the proposed project before its implementation, another environmental impact determination will be made.

G. Names of Persons Contacted Concerning This Project: SEE
APPENDIX A NOTICE OF PREP &
RESPONSES

H. Has an Environmental Document been Prepared on This Project and/or Project Location, and if so, then please include the date, title and location of this Document: NO

I. Is there an approved General Plan for the unit within which the project lies, dating from 1972 or later, and if so, does the project conform to that plan? YES
NO - THIS IS A PLAN
AMENDMENT

II. POSSIBLE ENVIRONMENTAL IMPACTS

	<u>Yes</u>	<u>Not Predictable</u>	<u>No</u>
A. General Environmental Impacts			
1. Does the project have the potential to degrade the quality of the environment or curtail environmental diversity?	_____	_____	<u>X</u>
2. Will project implementation alter the location, distribution, density or growth rate of the human population?	_____	_____	<u>X</u>
3. Will project implementation result in the creation of any health hazard or potential health hazard?	_____	_____	<u>X</u>
4. Could the project affect the consumption and distribution of energy resources?	_____	_____	<u>X</u>
5. Will the project cause the inefficient or unnecessary consumption of energy?	_____	_____	<u>X</u>
6. Will construction and/or maintenance of the project result in the use of substantial amounts of energy?	_____	_____	<u>X</u>
7. Could project implementation impact the existing transportation system including but not limited to additional vehicular movement, traffic circulation, parking facilities?	_____	_____	<u>X</u>
8. Does the site have unique aesthetic value? If yes, specify.	_____	_____	<u>X</u>
B. Geologic Factors			
9. Is the site subject to geologic hazards (seismic, landslide, mudflow or tsunami)?	_____	_____	<u>X</u>

Yes Not
Predictable No

If yes, specify hazard(s), their extent, and the relative level of risk. _____

10. Will the proposed project create a geologic hazard or increase the intensity of such a hazard? _____

If yes, specify which hazard, how it will increase the hazard, the extent of the increase, and whether or not the project can be redesigned to avoid or minimize the generated or intensified hazard.

11. Will the project result in the commitment of non-renewable mineral resources to construction or operation? _____

X
BUILDING MATERIALS

Source of Information: SPECIAL REPORT 98
CALIF DIV MINES & GEOLOGY
1968

C. Soil Factors

12. Is the site subject to soil hazards (slump, soil creep, subsidence, expansiveness, erosion, stream siltation, etc)? _____

YES

If yes, specify which hazard(s) and the extent of the hazard(s).
ERODIBLE
AREA

	Yes	Not Predictable	No
--	-----	-----------------	----

13. Will the project generate any of the above soil hazard(s)? X _____

If yes, specify which hazard(s) and whether or not the project can be redesigned to avoid or minimize the generated or intensified hazard(s).
SOIL EROSION
EROSION CONTROL MEASURES WILL REDUCE LONG TERM EFFECTS

14. Will the project change the deposition, erosional pattern and/or siltation pattern, modifying any lake, beach sands, inlet, stream, bay, river, or ocean? _____ X

15. Will project implementation result in the change in topography or ground surface relief features? _____ X
SITE IS FLAT

Source of Information: #15 INSPECTION & MAPPING

D.

16. Are there any rare or endangered plant or animal species, historically important trees, or unique biotic habitat (marshland, sand dunes, "pygmy forest", riparian woodland, etc) on site? _____ X

If yes, specify. _____

17. Will the project disturb any of the above environmental factors? _____ X

If yes, specify which factor(s), the extent of the disturbance and whether or not the project can be redesigned to avoid or minimize conflict with the above factors. _____

Not
Yes Predictable No

18. Will the project alter the diversity or productivity of any plant species, including trees, shrubs, grasses, microflora or aquatic plants?

_____ _____ X
SITE IS MODIFIED

19. Will the project introduce new species of plants into the area?

_____ _____ X

If yes, specify the new species and the impact to the productivity and survival of the existing native and/or naturalized species. _____

20. Will the project alter the diversity or productivity of any animal species, including birds, reptiles, fish, shellfish, benthic organisms, insects or microzoans?

_____ _____ X

21. Will the project introduce new species of animals into the area.

_____ _____ X

If yes, specify the new species and the impact to the productivity and survival of the existing native and/or naturalized species. _____

22. Could any wildlife migration patterns be disrupted by the project?

_____ _____ X

23. Is the site subject to fire hazard from flammable brush grass or trees?

_____ _____ X

24. Will the project generate any of the above hazards?

_____ _____ X

If yes, specify the type of hazard, how the project will increase the hazard, the extent of the increase and what measures can be incorporated into the project to avoid or minimize the generated or intensified hazard. _____

Source of Information: _____

E. Watershed Factors

25. Could the project have any detrimental effect on existing water quality or quantities of either surface or subsurface supplies?

_____ X

If yes, specify this extent and effect. _____

26. Will the project generate pollutants (human waste, toxic wastes, surface water runoff, etc.) seriously affecting any on-site water flow?

_____ X

27. Is the site located in a flood-plain area?

_____ X

If yes, specify the frequency and severity of on-site flooding. _____

28. Will the project alter the present rate of surface and subsurface percolation?

_____ X

If yes, specify the extent of the percolation rate change.

SLIGHT LOSS
DUE TO CREATION
OF IMPERVIOUS SURFACES

29. Will project implementation change current(s) or direction of water course of either marine or fresh waters? _____ X

30. Is there a source of public or private water on site? X _____

If yes, specify the location and source of such a water supply, its gallon per minute volume flow and whether it provides the present primary or secondary water supply to the site. ADEQUATE -
UNIT HAS EXISTING
WATER SUPPLY

31. Does the quality of water provided to the site meet current local, state or federal water quality control standards? X _____

Source of Information: _____

F. Airshed Factors

32. Does the present on-site air quality comply with applicable local, state or federal air quality control standards? X _____

33. Will the project generate pollutants (hydrocarbon, thermal, odor, dust or smoke, particulates, NO(x), SO(x), radiation, etc.) that will alter the present airshed quality? _____ X

If yes, specify the type and source of pollutant, amount of peak discharge in appropriate units and the relative level of risk to biotic and human communities. _____

34. Could the project cause the alteration of air movement, moisture, temperature or micro-climate either locally or regionally?

_____ X

35. Is the site located in a high wind hazard area?

_____ X

Source of Information: _____

G. Noise Factors

36. Have local noise levels been established?

X _____

37. Will the project generate unusually high noise level?

_____ X

If yes, specify the source of the noise, the range of noise levels and what measures can be or have been designed to minimize exposure to, or generation of, high noise levels. _____

38. Could recreational or wildlife areas be detrimentally affected by noise increases?

_____ X

39. Would sonic booms, radiation, annoying electronic transmissions, vibrations, etc., be introduced into the area's atmosphere as a result of project implementation?

_____ X

Source of Information: _____

H. Light and Glare Factors

40. Will project implementation reduce or produce new light or glare? _____ X

Source of Information: _____

I. Land Use Factors

41. Has the site been officially designated as a scenic vista or been located in a scenic corridor or along a scenic highway? _____ X

If yes, cite the document officially establishing the designation. _____

42. Will the project conflict with any officially adopted scenic policy? _____ X

If yes, specify the type of conflict, the extent of the conflict and any mitigating measures that will avoid or minimize the conflict.

43. What is the existing zoning of the subject area? _____ NA

44. Will the project conflict with officially adapted federal, state or local land use plan? _____ X
PLAN IS PROPOSED FOR AMENDMENT

45. Does the proposed use of the site conform to the adopted or proposed _____ X

~~local~~ general plan or any of its mandated elements such as land use, housing, circulation, zoning, open space, conservation, noise, seismic safety, scenic highways and safety?

If yes, specify the new conforming features, the extent of the new conformity and mitigating measures minimizing the new conforming features. _____

- | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|
| 46. Does the project conform to the established character of the surrounding areas? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 47. Does the project set a precedent for other projects not in character with the surrounding area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 48. Is the project part of a larger project involving a series of cumulative sections and/or developments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 49. Will project implementation affect housing by creating an additional housing demand? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 50. Does the project reduce an already insufficient supply of low income housing? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source of Information: _____

J. Ultrahazardous Factors

- | | | | |
|--|--------------------------|--------------------------|-------------------------------------|
| 51. Does project implementation involve a risk of an explosion or the release of a hazardous substance, (including but not limited to oil, pesticides, chemicals, radiation) in the event of an accident or not normal conditions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|

If yes, specify that risk and the area and scope of impact.

Source of Information: _____

K. Cultural Resource Factors

52. Has a cultural resources survey been done on subject property?

X _____

If yes, specify investigator, date and title of survey.

CALIF DIV 8
REC 1982

53. Will the project result in an alteration or disturbance of any archaeological, paleontological or historical site, structure or object?

_____ X

If yes, specify the extent of disturbance and impacted item(s) and possible measures to avoid or minimize disturbance.

54. Will the project conflict with any site, area or structure of aesthetic value?

_____ X

If yes, specify the type of conflict, the extent of the conflict and any mitigating measures that will avoid or minimize such a conflict.

55. Will project implementation result in an impact upon the quality or quantity of existing recreational opportunities?

_____ X

Source of Information: _____

L. Economic Factors

56. Does the present use of the site require an expenditure of public monies larger than the revenues it generates? _____ X

If yes, specify type of expenditure and the amount of difference.

57. Will the project require expenditure of public funds in excess of public revenues generated by the project? _____ UNKNOWN

If yes, state the amount of difference. _____

58. What is the assessed value of the subject acreage? _____ NA

59. What is the current property tax rate? _____ NA

60. If the project is implemented, what is the amount of taxes lost to the county or city? _____ NA

Source of Information: _____

M. Public Service Factors

61. Are any public facilities (streets, highways, freeways, public transit, schools, parks, police and fire, hospitals) or public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, solid waste disposal) which serve the site at or over capacity?

_____ X

If yes, specify the facility, its capacity and the proposed plans to overcome the capacity restriction. (Also include the date of completion). _____

62. Will the project generate any demands that will cause a public facility or utility to reach or exceed its capacity?

_____ X

If yes, specify the capacity, the projected increase and mitigation measures. _____

Source of Information: _____

N. Human Community Factors

63. Could the project result in higher densities than desired by the community?

_____ X

64. Could the project result in the temporary or permanent annoyance of neighboring community residents?

_____ X

Yes Not Predictable No

If yes, specify the nature of the annoyance. _____

65. Could views by neighboring property owners be disrupted by the project?

_____ _____ X

66. Is or has the site been the subject of any public controversy especially with respect to any of the environmental factors discussed in this initial study?

_____ _____ X

If yes, specify the controversy and environmental factor(s).

67. Will the project or can the project be expected to generate any public controversy, especially with respect to any of the environmental factors discussed in this initial study?

_____ _____ X

If yes, cite the type and source of the controversy, its scope and the attempts being made by the sponsor, public officials or agencies involved to resolve the conflict. _____

68. Will project implementation cause the relocation of persons or business?

_____ _____ X

If yes, specify who these persons or businesses are and what relocation assistance is available.

69. Are there any disadvantaged persons or businesses (aged, handicapped, low-income) existing on site?

_____ _____ X

If yes, specify who these persons or businesses are and what relocation assistance is available. _____

70. Please list Assessor's Parcel number and/or the quad name and series.

NA
SEE FIGURE #1

Source of Information: _____

III. Mitigating Measures

1. Specify all proposed mitigation measures which minimize or avoid possible environmental impact.

SOIL EROSION CONTROL
MEASURES WILL BE COMPLETED
WITHIN PAD BELT

2. Factually explain how and which mitigation measures will be implemented.

AS ABOVE

IV. Adverse Environmental Effects

1. Specify the possible and potential effect of any arguably adverse impact upon the environment.

NONE

2. Specify the unavoidable adverse effect(s) evident in the project.

NONE

V. Relationship Between Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

1. Specify the tradeoffs involved with respect to the above question.

VI. Irreversible and/or Irretrievable Commitments of Resources Should The Proposal Action be Implemented

1. Specify these commitments.

SMPH
COMMITMENTS OF MATERIALS

VII. Alternatives to the Proposed Action

1. Specify all alternatives with respect to project action and site.

OTHER LOCATIONS — SAN DIEGO
SB

2. Specify alternate levels of development, i.e., more, fewer or different facilities.

30 - 60 BEDS

VII. Alternatives to the Proposed Action (Continued)

3. Specify the environmental impact of each alternative. SDN

DND FRE S.B. - EXTENSIVE

DISTURBANCE TO AREA SITE

VIII. Summary

1. Expatriate all "yes" answers not previously explained.

2. Does the project have the potential to arguably cause a significant impact upon the environment?

NO

If yes, expatriate

3. Does the project have the potential to achieve short-term objectives at the expense and disadvantage of long-term environmental goals?

If yes, expatriate. NO

4. Does the project have impacts which are individually limited, but cumulatively considerable? NO

If yes, specify.

IX Conclusions:

1. Based upon the answers in the above sections, elaborate whether or not the project could have significant environmental effects.

NO SIGNIFICANT EFFECTS

X. Determination

On the basis of this Initial Study (check one):

I find the proposed project shall NOT have a significant effect upon the environment. A Negative Declaration shall be prepared.

I find that although the proposed project could have a significant effect upon the environment, the aforementioned mitigation measures ameliorate these effects. A Negative Declaration shall be prepared.

I find the proposed project MAY have a significant effect upon the environment. An Environmental Impact Report shall be prepared.

Jan M. Dwyer
Signature
11/23/82
Date

NOTICE OF PREPARATION

ORANGE
COUNTY

FROM: California Department
of Parks and Recreation
P.O. Box 2390
Sacramento, CA 95811

Attention: James M. Doyle

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

The California Department of Parks and Recreation will be the lead agency and will prepare an Environmental Impact Report for the project identified below. We need to know your views as to the scope and content of the environmental information which is germane to your responsibilities and concerns in connection with the proposed project. Your agency must use the Environmental Impact Report prepared by our agency when considering your permit or other approval of this project.

The project description and location are contained in the attached information.

Pursuant to Public Resources Code, Section 21080.4A, your response must be sent at the earliest possible date, but not later than 45 days after the receipt of this notice.

We require the name(s) of the contact person(s) for your agency.

PROJECT TITLE:

San Clemente State Beach General Plan Amendment to construct a 50 bed hostel

The environmental assessment is continuing and the Department may determine that an Environmental Impact Report is not required. Concerns of affected parties are needed.

DATE: 9-23-82

James M. Doyle
James M. Doyle, Supervisor
Environmental Review Section

(916) 322-2481

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390

SACRAMENTO 95611

(916) 445-4794



OCT 5 1982

Ms. Ailene Elliott, Executive Director
San Diego Council AYH
1508 22nd Street
San Diego, CA 92102

Dear Ms. Elliott:

You are invited to a public meeting concerning a youth hostel at San Clemente State Beach. The meeting will be Wednesday, October 13, 1982, at 7:00 p.m. in the San Clemente City Council Chambers, 100 Avenida Presidio, San Clemente, CA 92672.

Due to circumstances created by the Coastal Commission, the San Clemente Inn, and the American Youth Hostel organization, a 50-bed hostel can be built at no cost to the Department if we provide a site on State Park System property.

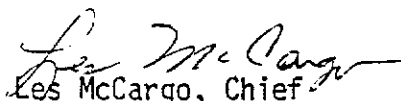
The San Clemente Inn is located at the Avenida Califia/Interstate 5 interchange, and it adjoins San Clemente State Beach at the northern corner of the unit. The owners of the San Clemente Inn have obtained a coastal permit for making time-share condominiums out of their motel. As a condition of the permit, they are required to provide some funding for a 50-bed hostel to be built on state park property prior to selling more than 1,500 of the 4,800 available time-shared units. They are anxiously awaiting our Department's direction concerning the site for the hostel.

Department staff has reviewed a number of hostel sites and has discussed hostel siting with the American Youth Hostel organization.

The site chosen is an undesignated site in the 1969 General Development Plan. It is a very accessible flat, not currently used but used in the past for a group picnic area. It is reachable off Avenida Califia, a city street, not off a park road. It is topographically separated from all other potentially developable flat areas in and around the unit. This location will not affect any development potential in the future and will have a nominal impact on the existing operation.

An amendment to include a hostel in the San Clemente General Plan is scheduled to be brought before the State Park and Recreation Commission at their February 1983 meeting.

Sincerely,


Les McCargo, Chief
Development Division

D1206L RECEIVED

OCT 6 1982

RPI

SAME LETTER SENT TO:

Ms. Ailene Elliott, Executive Director
San Diego Council AYH
1508 22nd Street
San Diego, CA 92102

Mr. Michael L. Fischer, Executive Director
California Coastal Commission
631 Howard Street
San Francisco, CA 94105

Mr. Ernest W. Glover
Interim Planning Director
City of San Clemente
100 Avenida Presidio
San Clemente, CA 92672

Mr. Steve Davis, Architect
7640 University Avenue
La Mesa, CA 92041

Mr. George Cravalho, City Manager
City of San Clemente
100 Avenida Presidio
San Clemente, CA 92672

Mr. Roy Frazier
124 Del Mar
San Clemente, CA 92672

Ms. Jo Ann Sullivan
California Coastal Commission
South Coast Region
666 East Ocean Boulevard
Long Beach, CA 90801

D-1207L

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, P.O. BOX 2304, LOS ANGELES 90051



(213) 620-5335

File: ORA-5
NOP Response
San Clemente State Park


Mr. Mike Doyle
State Dept. of Parks
and Recreation
P.O. Box 2390
Sacramento, CA 95811

Dear Mr. Doyle:

Caltrans has reviewed the NOP to construct a 50 bed hostel.
We will not be a Responsible Agency on this project.

This project should not have a significant affect on State
Route 5, consequently, we have no comment.

Very truly yours,


K. D. STEELE, Chief
Environmental Planning &
Citizen Participation Branch

RECEIVED

OCT 19 1982

RPI

2-6331

DEPARTMENT OF CONSERVATION

DIVISION OF MINES AND GEOLOGY
DIVISION OF OIL AND GASSACRAMENTO, CA 95814
1416 Ninth Street
(916) 322-5873

November 15, 1982

Mr. Mike Doyle
State Department of Parks
and Recreation
P.O. Box 2390
Sacramento, CA 95811

Dear Mr. Doyle:

NOP for Draft Environmental Impact Report for San
Clemente State Beach General Plan Amendment, Orange
County. SCH #82092414.We have received for comment a Notice of Preparation of a draft
EIR for a proposed 50 bed youth hostel to be located in San
Clemente State Park.The Division of Mines and Geology (CDMG) has special expertise
in evaluating geologic and seismic hazards, mineral resource
potential, and mined-land reclamation and will review these
aspects of your documents when we receive them from the State
Clearinghouse.CDMG Note 46, enclosed, is used as a guide by CDMG in reviewing
draft EIR's. It contains a checklist of potential
environmental impacts related to geology, seismology and
mineral resource conservation, which you should consider in
preparing the draft EIR for this project.In addition to Note 46, as references for use in the
preparation of the EIR, we recommend the following
publication(s):CDMG Special Report 98 "Natural Slope Stability as
Related to Geology, San Clemente area, Orange and San
Diego Counties, California".Department of Conservation "Erosion and Sediment Control
Handbook".

RECEIVED

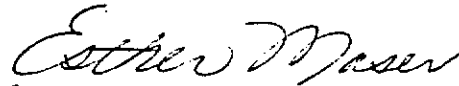
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Mr. Doyle
Page Two

Contributing to the preparation of this review was Richard B. Saul (RG 1188; CEG 446) of the Department's Division of Mines and Geology. For questions regarding these comments, contact Perry Amimoto, Advisory Services Officer, at (916) 322-3119.

Sincerely,



Esther Maser
Environmental Program Coordinator

Enclosure

cc: Perry Amimoto
Richard B. Saul

1557B-1