



City of San Clemente

Community Development Department

Notice of Preparation of a Draft Environmental Impact Report

Date: November 14, 2022

To: State Clearinghouse, Responsible and Trustee Agencies, Interested Persons, Organizations, and Groups

From: City of San Clemente, Planning Services, (Lead Agency)

Subject: Notice of Preparation of a Draft Environmental Impact Report

Title: Bluffs at Boca Project

Applicant: Paul Douglas, PO Box 3686, Dana Point, CA 92629

Agent: VCS Environmental, 30900 Rancho Viejo Road, Suite 100, San Juan Capistrano, CA 92675

Contact: Chris Johnson, Senior Planner, 910 Calle Negocio, Suite 100, San Clemente, CA 92673, (949) 361-6191

Environmental Impact Report: The City of San Clemente Planning Services Department has determined an Environmental Impact Report (EIR) is required and prepared this Notice of Preparation for the proposed Bluffs at Boca Project (Project). The City of San Clemente is the Lead Agency for the preparation of the Draft EIR.

Notice of Preparation: This Notice of Preparation has been prepared and distributed to the State Clearinghouse, Responsible and Trustee Agencies, Interested Persons, Organizations, and Groups to solicit guidance on the scope and content of the Draft EIR relevant to each agency's statutory responsibilities in connection with the Project. In addition, Interested Persons, Organizations, and Groups are requested to provide comments regarding the scope and content of the environmental information to be included in the Draft EIR. Public agencies should identify a contact person in their response.

This Notice of Preparation was sent via U.S. Certified Mail to adjacent property owners and residents, and those who have requested to be notified of any planning-related changes on this property. In addition, this Notice of Preparation was directly uploaded to the CEQAnet Web Portal in the State Clearinghouse of the Governor's Office of Planning and Research, and it has been filed with the County Clerk of Orange County.

Public Review Period: The public review and comment period for a Notice of Preparation is 30 days. The public review period will be from November 14, 2022 to December 16, 2022, ending at 5:00 PM Pacific Standard Time on that day. Please send your written response at the earliest possible date, but in no case after the close of the public review period deadline. Responses should be submitted to the attention of Chris Johnson, and may be provided via email at JohnsonC@san-clemente.org, U.S. Mail, courier service, or hand-delivered to City San Clemente Planning Services Department at the contact address provided above.

Potentially Significant Environmental Effects to be Analyzed: The Project may have a significant effect on the environment relating to the following environmental factors: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire. For each of these environmental factors, the Draft EIR will utilize Appendix G of the State CEQA Guidelines and consider all of the actions involved, including potential impacts on the Project site and offsite impacts necessary to implement the Project, short-term construction impacts and long-term operational impacts, and cumulative impacts that could result from the combination of the Project and related projects.

Project Location and Existing Site Conditions: The project site consists of 1.58 acres and is located at 320-326 La Rambla and 312-314 Boca Del Canon in the City of San Clemente, Orange County; refer to Figure 1, Regional Map. The property consists of seven undeveloped parcels. The project site is located within an urbanized environment and situated along a coastal bluff, located at the end of a cul-de-sac and is surrounded by residential uses in all directions except to the west, where it is bordered by the San Clemente State Beach and railroad tracks; refer to Figure 2, Vicinity Map. Generally, site topography consists of a narrow ridge that runs parallel to the coastline and pinches out toward the south. The ridge slopes variably to the west, south, and east. The tallest sloping area is along the west side of the site, where slopes descend from a height of approximately 100 feet above mean sea level (MSL) to the relatively flat lying pedestrian trail at an elevation of approximately 20 feet MSL. Onsite elevations range from 30 feet above mean sea level (AMSL) to 102 feet AMSL.

Review of aerial photographs, previous reports of the project site and adjacent sites indicates that development in the area began prior to 1953 with scattered residences located along La Rambla. The project site includes two lots (Lots 28 & 29) from Tract 882 and five lots from former Tract 4947. By 1959, the majority of residences within Tract 882, which abuts the subject tract to the north, were constructed, and by 1964, construction had started for Boca Del Canon and Tract 4947. The majority of the project site is located on a landslide. The landslide is approximately 280 feet long, over 200 feet wide, and failed in a southerly direction, parallel to the beach. Residences on Lots 28 and 29 of Tract 822 began failing in January of 1965, with the bulk of the movement occurring in 1966. The site has remained vacant since the time of the landslide. The site remains in a topographically hummocky condition and includes pockets of debris from the former residential structures, variable vegetation, piping holes, and erosion gullies.

The Project site is not located on the Cortese list of hazardous waste sites under Government Code section 65962.5.

Project Description: The project consists of seven existing residential lots, of which two front along La Rambla and five front along Boca Del Canon. The project proposes to construct one single-family home per lot with Boca Del Cannon, a private street, providing primary access to five of the home sites and La Rambla, a private roadway, providing access to the other two home

sites. The project site is located within the Coastal Zone and included within the City's General Plan Local Coastal Land Use Plan. The Local Coastal Land Use Plan designates the project site Residential Low at 4.5 dwelling units per acre to 7.0 dwelling units per acre. Under the Residential Low classification, single-family detached homes, public open space, recreation, and senior housing are permitted. The City's Zoning Code map designates the site Residential Low at 4.5 dwelling units to 7.0 dwelling units per acre. The Residential Low Zoning permits the development of low-density, single-family residential neighborhoods with single-family detached dwellings. The project density would be 4.0 dwelling units per acre. The lots range from 4,399 square feet to 18,730 square feet. The project would require design review and a lot line adjustment to configure Lots 8, 9, 10, 11, 28 and 29 in Tract No.19109. Figure 3, Tentative Tract Map, shows the lot configuration after the lot line adjustment as well as the identification of the proposed footprint of development on each of the lots. As part of the project proposal, the applicant is requesting the City abandon, to the property owner, an existing public-access driveway located at the cul-de-sac at the end of La Rambla.

As part of this application, the applicant is proposing to provide public access to the beach along the entire perimeter of the property along Boca Del Canon with an Americans with Disabilities Act-compliant ramp leading directly to the beach. The project proposes to construct a public look out platform beginning at the intersection of La Rambla and the northeasterly corner of Lot 29 and descending to just past the existing home to the north. The viewing platform is 15 feet x 10 feet.

Scoping Meeting: The Scoping Meeting has been scheduled for Wednesday, November 30, 2022 from 6:00 PM to 8:00 PM at City Hall, 910 Calle Negocio, Suite 100, San Clemente, CA.

Submitted by:



Chris Johnson, Senior Planner



Source: ESRI and USGS; March 2022.
* - approximate Project Location

Figure 1 – Regional Location



Source: ESRI and USGS; March 2022.
✿ - approximate Project Site Boundary

Figure 2 – Local Vicinity

