

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Bluffs at Boca Project

Lead Agency: City of San Clemente, Planning Services Contact Person: Chris Johnson, Senior Planner  
 Mailing Address: 910 Calle Negocio, Suite 100 Phone: (949) 361-6191  
 City: San Clemente Zip: 92673 County: Orange

**Project Location:** County: Orange City/Nearest Community: City of San Clemente  
 Cross Streets: La Rambla and Boca Del Canon Zip Code: 92673  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 24 ' 53.33" N / 117 ° 36 ' 52.90" W Total Acres: 1.58  
 Assessor's Parcel No.: 692-272-02, 03, 04, 05, 08, 09, 10 Section: 4 Twp.: 9S Range: 7W Base: N/A  
 Within 2 Miles: State Hwy #: I-5 Waterways: Pacific Ocean  
 Airports: N/A Railways: Amtrak/Metrolink Schools: Various

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 7 Acres 1.58  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG Emissions

**Present Land Use/Zoning/General Plan Designation:**

Present: Residential Low Density | Zoning: Residential Low Density | General Plan: Residential Low Density

**Project Description:** *(please use a separate page if necessary)*

The project proposes the development of seven single-family detached dwellings on seven existing lots, located at 320-326 La Rambla and 312-314 Boca Del Canon and the creation of public easements for public beach access and a public lookout area. Associated with the development is a lot line adjustment and an abandonment of a paper street. The project site is located within the Coastal Zone and included within the City's General Plan Local Coastal Land Use Plan.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |                                                         |                                                                 |
|---------------------------------------------------------|-----------------------------------------------------------------|
| <u>S</u> Air Resources Board                            | <u>S</u> Office of Historic Preservation                        |
| <u>    </u> Boating & Waterways, Department of          | <u>    </u> Office of Public School Construction                |
| <u>    </u> California Emergency Management Agency      | <u>    </u> Parks & Recreation, Department of                   |
| <u>    </u> California Highway Patrol                   | <u>    </u> Pesticide Regulation, Department of                 |
| <u>S</u> Caltrans District # <u>12</u>                  | <u>S</u> Public Utilities Commission                            |
| <u>    </u> Caltrans Division of Aeronautics            | <u>S</u> Regional WQCB # <u>9</u>                               |
| <u>    </u> Caltrans Planning                           | <u>    </u> Resources Agency                                    |
| <u>    </u> Central Valley Flood Protection Board       | <u>    </u> Resources Recycling and Recovery, Department of     |
| <u>    </u> Coachella Valley Mtns. Conservancy          | <u>    </u> S.F. Bay Conservation & Development Comm.           |
| <u>X</u> Coastal Commission                             | <u>    </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <u>    </u> Colorado River Board                        | <u>    </u> San Joaquin River Conservancy                       |
| <u>X</u> Conservation, Department of                    | <u>    </u> Santa Monica Mtns. Conservancy                      |
| <u>    </u> Corrections, Department of                  | <u>    </u> State Lands Commission                              |
| <u>    </u> Delta Protection Commission                 | <u>    </u> SWRCB: Clean Water Grants                           |
| <u>    </u> Education, Department of                    | <u>X</u> SWRCB: Water Quality                                   |
| <u>    </u> Energy Commission                           | <u>    </u> SWRCB: Water Rights                                 |
| <u>X</u> Fish & Game Region # <u>5</u>                  | <u>    </u> Tahoe Regional Planning Agency                      |
| <u>    </u> Food & Agriculture, Department of           | <u>S</u> Toxic Substances Control, Department of                |
| <u>    </u> Forestry and Fire Protection, Department of | <u>    </u> Water Resources, Department of                      |
| <u>    </u> General Services, Department of             | <u>    </u> Other: _____                                        |
| <u>    </u> Health Services, Department of              | <u>    </u> Other: _____                                        |
| <u>    </u> Housing & Community Development             |                                                                 |
| <u>S</u> Native American Heritage Commission            |                                                                 |

### Local Public Review Period (to be filled in by lead agency)

Starting Date November 14, 2022 Ending Date December 16, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: <u>VCS Environmental</u>	Applicant: <u>City of San Clemente</u>
Address: <u>30900 Rancho Viejo Road, Suite 100</u>	Address: <u>3910 Calle Negocio, Suite 100</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>San Clemente, CA 92673</u>
Contact: <u>Dan Bott</u>	Phone: <u>(949) 361-6191</u>
Phone: <u>(949) 234-6072</u>	

Signature of Lead Agency Representative:  Date: 11/14/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.