

7. Summary of Cumulative Impacts

CEQA requires the consideration of cumulative impacts. Defined, these impacts are “two or more individual effects, which when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines §15355). Where the Project will create an impact to the existing residential developments, such impacts are noted in Section 5 of the SEIR. In addition to assessment of impacts on the environment, including the existing built environment, this section analyzes whether the Project will result in incremental effects that, when combined with other past, present and probable future projects, are cumulatively considerable.

The proposed Project is signage for a regional shopping center, the Outlets at San Clemente, located in the City of San Clemente and which is part of the larger Marblehead Coastal development. The City is nearly built out along the I-5 Freeway corridor where the Project site is surrounded by residential development to the north, east, and west and industrial uses to the south.

The SEIR analyzed adjacent development projects, some of which are approved but unbuilt, in terms of impacts to those developments due to the proposed Project. The Sea Summit residential community, which includes Shore Cliffs Middle School, is located to the north and west of the Project and is still under development. The City’s General Plan, Land Use Chapter notes that most of the City’s expansion areas are built out and growth will primarily occur on vacant infill parcels or through redevelopment. The Outlets at San Clemente is part of the retail/commercial component of the Marblehead Coastal development and will ultimately be built out with a hotel, a movie theatre, restaurants, and additional stores. The residential component will ultimately consist of 313 residential lots.

Section 5 of the SEIR contains analysis of cumulative impacts for each topical environmental section. Specifically, the existing built environment was used to accurately describe the existing setting without the proposed Project and was contemplated to determine whether the proposed Project, when combined with other past, present and reasonably foreseeable future projects, would result in cumulatively considerable impacts. Cumulative impact conclusions are based on two key criteria:

1. Level of project-specific impact. When an analysis concludes a project’s impacts are individually minor but “cumulatively considerable,” the project may have a significant impact on the environment.
2. Consideration of non-existing conditions and other cumulative projects. If there is a serious existing problem such that any additional amount of impact, when compared to the pre-existing conditions, would be significant, any additional amount of project impact would contribute to a cumulative impact.

The table below identifies each environmental topic and discusses cumulative impacts related to each.

Table 7-1 Cumulative Impacts Summary

Environmental Issue/Topic	Project Specific Impact	Conclusion Regarding Cumulative Impacts
Aesthetics	New sources of light will be introduced to the site. Mitigation measures have been incorporated into the project to reduce aesthetics impacts to less than significant.	The view simulations depict the proposed Project. Views of the site will be similar to other commercial development within the vicinity. No scenic views will be impacted. Cumulative impacts occur when Project impacts are considered with other projects that could exacerbate the visual condition. There are no comparable new or approved projects in the vicinity that would make a cumulative contribution to the views from adjacent residences or the freeway. Therefore, the Project will not result in a cumulative impact to aesthetics within the community.
Biological Resources	The Project site is within Subarea 4 of the Southern Orange County Habitat Conservation Program. The Project site is substantially disturbed by existing buildings and graded for unbuilt portions of the development. Identified biological resources are limited to the adjacent drainages/canyons where no grading or ground disturbance will occur. The lighted signage which is proposed in this SEIR will occur at least 200 feet from the nearest potentially suitable habitat.	The Project has been analyzed as having no direct or indirect impacts to biological resources either on-site or in the adjacent canyons and drainages. Therefore, the Project will not have impacts that are cumulatively considerable related to biological resources.
Land Use	The proposed Project is consistent with the City's General Plan, Zoning Ordinance, the Marblehead Specific Plan and the Marblehead Development Agreement (DA). The proposed Project relates to an increase in the number of signs previously approved by the sign program. The DA provides that the Zoning Ordinance in existence at the time the DA was approved is the prevailing regulatory document. The amendment to the original sign program is permitted with a Sign Exception Permit (Section 17.16.260 of the Municipal Code in effect under the Development Agreement).	The proposed Project is consistent with applicable policies and regulations as identified in the City's General Plan, Marblehead DA and Specific Plan. Development of a regional shopping center such as The Outlets at San Clemente was envisioned by the General Plan. The Marblehead Coastal Development will ultimately be built with fewer residences and less retail/commercial square footage. Therefore, as analyzed in the Marblehead EIR, potential cumulative impacts will be reduced overall. An increase in the proposed Project signage will not result in cumulative impacts in the area of land use and will be consistent with applicable goals, policies and regulations.
Transportation/Traffic	Addenda to the original Marblehead EIR have reduced the project size from 720,000 square feet of retail/commercial to approximately 641,000 square feet. Reduction of residential units has further lessened traffic impacts as analyzed in the EIR. Analysis in this SEIR is specific to traffic impacts related to additional freeway-oriented signage. Evaluation focused on wayfinding and freeway egress. Analysis determined that providing wall-	The proposed signage is specific to The Outlets at San Clemente and will not induce additional freeway-oriented signage in the vicinity. The Project will not induce additional signage as the surrounding area is generally built out with little opportunity for additional development requiring freeway signage. Therefore, the Project will not result in cumulative impacts affecting traffic in the vicinity.

Environmental Issue/Topic	Project Specific Impact	Conclusion Regarding Cumulative Impacts
	mounted signage and icon/tower signage will not significantly impact traffic on the adjacent I-5 Freeway.	

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