

8. Growth-Inducing Impacts

CEQA requires the consideration of growth-inducing impacts resulting from new development. Pursuant to CEQA Guidelines §15126.2(d), such impacts are ways in which the proposed Project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included are projects that would remove obstacles to growth. In addition, growth-inducing impacts could be realized if the project would encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively.

Potential growth-inducing impacts have been discussed throughout this SEIR, but are brought to focus in this section. The proposed Project is within the City of San Clemente which is substantially built-out and has little potential for future large scale development. There is little opportunity for large scale development in the areas immediately adjacent to not only the Project site, but within the City generally. Not only the nature of the proposed Project, but the lack of developable land in the vicinity, restrict the possibility that the Project will result in growth-inducing impacts.

The City's General Plan envisioned the development of a fully operational regional shopping center which would include project signage. There is nothing related to the provision of the proposed signage that will foster population growth or the need for infrastructure and other development improvements generally for the Marblehead Coastal development will not be extended into adjacent areas outside of the Project boundaries. Growth inducing impacts related to the entire Marblehead Coastal development were fully analyzed in the original EIR and the project proposed herein is limited to the signage associated with the outlet center.

There is no anticipated population growth due to the Project which will result in growth-inducing impacts. The General Plan and Specific Plan original approval was for substantially more commercial square footage than will be constructed for the outlet center. The requirement for signage was anticipated with the development of the regional center. The proposed Project is limited to the increase in signage from that which was originally proposed and approved and will not result in additional growth-inducing impacts.

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