



#### 4.14 RECREATION

| <i>Would the project:</i>                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant Impact With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------|------------------------------|-----------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? |                                |                                                           | ✓                            |           |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        |                                |                                                           | ✓                            |           |

- a) ***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

**Less Than Significant Impact.** The project would replace the existing Holiday Haus Motel with a Hotel Condominium, which would increase the number of persons at the project site. The project would not construct new public recreational facilities. However, as the existing motel facility currently uses recreational facilities in Town, it is reasonable to expect that the project would not result in a meaningful increase in the use of recreational facilities such that physical deterioration would occur. Therefore, the project implementation would not result in a substantial adverse physical impacts associated with the use of existing recreational facilities.

Additionally, a public pedestrian/bike path is proposed to parallel SR-203/Main Street north of the project site within California Department of Transportation ("Caltrans") right-of-way. The Applicant proposes to construct an Americans with Disabilities Act (ADA) compliant path that would connect the pedestrian/bike path to the proposed building. The pedestrian/bike path facility would be a summer use only facility until the Town can assure Caltrans that snow removal would be adequately handled for the safety of the path users. The pedestrian/bike path is anticipated to become a year round facility in the future at the discretion of Caltrans. The project would also provide a public pedestrian connection adjacent to the proposed driveway to allow year round pedestrian connection from the project site to SR-203/Main Street. In addition, bike storage racks are proposed in the underground parking garage.

**Fire Access Road Alternative**

Similar to the proposed project, the Fire Access Road Alternative would result in less than significant impacts. The Fire Access Road Alternative would construct approximately 2,007 fewer square feet of conditioned space (one fewer Hotel Condominium unit and one fewer workforce housing unit). Additionally, this Alternative would result in the same recreational amenities as the proposed project (i.e., connections to the future pedestrian/bike path and bike storage space). Therefore, as the Fire Access Road Alternative would result in a reduced density



compared to the proposed project, a less than significant impact would occur in this regard.

**Mitigation Measures:** No mitigation measures are required.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

**Less Than Significant Impact.** Refer to Response 4.14(a).

**Fire Access Road Alternative**

Refer to Response 4.14(a).

**Mitigation Measures:** No mitigation measures are required.