



4.17 MANDATORY FINDINGS OF SIGNIFICANCE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓		
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

- a) ***Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?***

Less Than Significant With Mitigation Incorporated. Based on the analysis contained in this Initial Study, the project would not have a significant impact to cultural/paleontological resources. Additionally, potential impacts resulting from biological resources would be reduced to less than significant levels with implementation of recommended Mitigation Measures BIO-1 through BIO-3. Refer to Responses 4.4, *Biological Resources*, and Responses 4.5, *Cultural Resources*.

- b) ***Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?***

Less Than Significant Impact. Due to the nature and scope of the proposed Hotel Condominium structure, project implementation would not result in impacts that are individually limited, but cumulatively considerable. The project would not exceed the allowable density at the site per the 1987 *General Plan* and Town Code, even though the project has requested a density bonus consistent with State Density Bonus Law 65915-65917. Additionally, the policies and goals presented in the Town Design Guidelines represent the goals and desires of residents and property owners pertaining to the design of new development in the Town. Pursuant to Chapter 9.0,



Design Review Process, of the Design Guidelines, the design review process is to be conducted by the Community Development Department (CDD) and the Planning Commission. The proposed project and other projects located in the Town are subject to compliance with the Design Review Process. With implementation of the Town's Design Review Process and the Town Code, cumulatively considerable impacts would be reduced to less than significant levels. Refer to Responses 4.3(c), Air Quality, for a discussion on cumulative impacts resulting from Global Climate Change. Also, refer to Section 4.0, Environmental Analysis, for a detailed discussion of cumulative impacts per each respective issue area analyzed.

In accordance with CEQA Guidelines Section 15183, this environmental analysis was conducted to determine if there were any project-specific effects that are peculiar to the project or its site. No project-specific significant effects peculiar to the project or its site were identified that could not be mitigated to a less than significant level. The project would not be growth-inducing and would not generate an increase in population levels or traffic volumes. The proposed project could contribute to environmental effects in the areas of aesthetics, air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, transportation/traffic, and utilities and service systems. Mitigation measures incorporated herein, however, mitigate any potential contribution to cumulative impacts associated with these environmental issues. Cumulative projects would be required to prepare the appropriate CEQA and NEPA environmental documentation. Therefore, the proposed project does not have impacts that are individually limited, but cumulatively considerable.

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less Than Significant With Mitigation Incorporated. Previous sections of this Initial Study/Mitigated Negative Declaration reviewed the proposed project's potential impacts related to aesthetics, air pollution, noise, public health and safety, traffic and other issues. As concluded in these previous discussions, the proposed project would result in less than significant environmental impact with implementation of the recommended mitigation measures. Therefore, the proposed project would not result in environmental impacts that would cause substantial adverse effects on human beings.