

City of Monte Sereno Addendum to the 2015 Housing Element Mitigated Negative Declaration

Lead Agency and Contact Person

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1.0 INTRODUCTION

The City of Monte Sereno's Housing Element comprises one of the required General Plan Elements mandated by the State of California. The Project is the implementation of Program H-2.5 of the adopted 2015-2023 Housing Element. Specifically, the Project includes an amendment to the Land Use Element of the General Plan to include a Public/Multifamily land use designation for the site at 17765 Daves Avenue with a density of 3 to 5 dwelling units per acre. The Project also includes adoption of a zoning ordinance for the Public/Multifamily zoning designation, amendments to the clustering zoning provisions and other minor zoning amendments for consistency purposes.

The 2015 Housing Element of the General Plan was adopted in 2015 (Approved Project), and its potential environmental effects were the subject of the City of Monte Sereno 2015 Housing Element Update Mitigated Negative Declaration (Housing Element MND) (State Clearinghouse Number 2015042038) that was approved by the Monte Sereno City Council on May 19, 2015. The Housing Element Mitigated Negative Declaration is hereby incorporated by reference under the California Environmental Quality Act (CEQA) Guidelines Section 15150, and is available at the City Offices located at 18041 Saratoga Los Gatos Road, Monte Sereno, CA. The potentially significant environmental impacts and the mitigation measures that reduce impacts to a less than significant level are summarized in Appendix A of this document.

Pursuant to the Adopted Housing Element Program H-2.5 The City is obligated to revise the Municipal Code Public ("P") zoning district to allow multifamily residential uses by right on the First Baptist Church site (17765 Daves Avenue). The City is also obligated to complete any amendments to the General Plan that may be necessary to allow for multifamily uses in the Public zoning district for the site.

Pursuant to CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15164, this Addendum has been prepared to comply with CEQA in support of the adoption of the Project. The primary focus of this addendum is to analyze the Project to determine whether it involves any new significant environmental impacts that were not identified in the Housing Element MND or whether previously identified

2.0 CEQA AUTHORITY FOR THE ADDENDUM

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when only minor changes or no changes occur to a project occur after the adoption of a Mitigated Negative Declaration. CEQA Guideline Section 15164(b) states that:

"An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

Section 15162(a) of the CEQA Guidelines state that a subsequent EIR need only be prepared if:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15162(b) of the CEQA Guidelines state: "If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

This addendum evaluates whether changes in circumstances surrounding the Approved Project or new information of substantial importance would cause new significant environmental effects or a substantial increase in the severity of such effects beyond what was identified in the Housing Element MND. The evaluation of changes in circumstances and new information is focused on whether changes of substantial importance have occurred to environmental conditions in the Project area, or to applicable plans, policies or regulations.

As described and analyzed in detail herein, environmental impacts from the Project will be no more severe than those projected to result from implementation of the Adopted Housing Element, and no new significant environmental impacts are projected to occur. Thus, pursuant to CEQA, this Addendum provides the appropriate level of environmental review to address the changes, if any, to the implementation of program H-2.5 of the approved Housing Element.

3.0 THE APPROVED PROJECT

The Approved Project included the following components, pursuant to Government Code Section 65883:

- Analysis of the City's population, household, and employment base, and housing stock characteristics.
- Summary of the present and projected housing needs of the City's households.
- Review of potential constraints to meeting the City's identified housing needs.
- Review and evaluation of the City's previous Housing Element (2009-2014).
- Evaluation of opportunities that will further the development of new housing.
- Description of the Housing Plan to address the identified housing needs.

The Approved Project included goals, policies, and programs to address the City's housing needs. The City's regional housing needs allocation (RHNA) for January 2014 through October 2022 was identified as 61 units, including 36 below moderate income units. The Approved Housing Element details 5 units were permitted in 2014 thus resulting in a remaining RHNA allocation of 56 units for January 2015 through October 2022.

The Approved Project included a housing sites inventory with adequate capacity to accommodate the City's housing needs. The Housing sites inventory included four properties that have single family zoning designations. The inventory also included a fifth site (17765 Daves Avenue) that is zoned as Public "P." Program H-2.5 in the Housing Program describes modifying the Public zoning category to allow multifamily residential uses by right on this site as long as design and development standards are met. The development standards would contain incentives similar to the existing provisions in the R-1-8 and RM Districts and would allow clustering of units and reduction of lot sizes. The Approved project estimated that the site could accommodate 15 residential units on the 1.2 acres that is currently open space area. This would achieve a net residential density on the site of approximately 15 units.

Refer to Section 2.0, Project Description, of the 2015 Housing Element MND for a complete description of the Approved Project.

4.0 THE PROJECT UNDER CONSIDERATION

The Project under consideration is the implementation of Program H-2.5 of the adopted Housing Element. The project includes a map and text amendment to the City's Land Use Element of the General Plan to include a land use designation of Public/RM at the site of 17765 Daves Avenue, with a density of 5 Dwelling Units per acre. The Project also includes adoption of zoning and development standards for the new designation. These standards include those described in Section 6 of the Adopted Housing Element (Site Inventory: "proposed Guidelines for Public Residential Multi Family zone First Baptist Church Site). The Project also includes amendments to the clustering zoning requirements and other minor zoning amendments for consistency purposes.

The project under consideration is consistent with that contemplated in the adopted Housing Element and the MND for the Housing Element. The proposed amendment of the Land Use Element and adoption of development standards was reviewed and analyzed on a program level in the Housing Element MND, since no specific project has been submitted for development of the First Baptist site. The Addendum also considers the project on a program level. If a specific development proposal is submitted for the site, the City will determine whether additional environmental evaluation is required to ensure that all potential project specific impacts have been adequately addressed. If new project impact might occur, additional environmental review will be required. The evaluation cannot occur until such time as a project is designed and submitted for City review. A project level analysis at this time would be speculative.

5.0 COMPARATIVE ANALYSIS

As previously described, Section 16162 of the CEQA Guidelines states that one of the conditions that would warrant preparation of a subsequent EIR or MND is if substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

An analysis was conducted to compare the impacts of the new Project with the impacts analyzed in the Housing Element MND for the Approved Project.

Under the new Project, the housing sites and proposed development regulations and guidelines would not result in changes in the location of potential future development or increase residential densities and land use densities beyond that contemplated in the Approved Project and considered in the Housing Element MND. The Housing Element MND addressed the Approved Project's potential for single family, multifamily, group homes, senior housing, farmworker housing, secondary dwelling units and housing for disabled persons. The new Project encourages the development of multifamily housing, but would not change the location of increase the intensity of potential multifamily housing in comparison to the Approved Project.

The City of Monte Sereno has adequate housing sites to accommodate its regional housing needs allocation over the current housing cycle. The new Project is consistent with the Housing Element MND in that the only changes to the land use map are those contemplated in the Approved Project and in the Housing Element MND. That is to apply the public/multifamily land use to the site at 17765 Daves Avenue at a density of 3 to 5 dwelling units per acre.

As shown in Table 1, Comparison of Approved Project Impacts and new Project impacts, the new Project would not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed in the Housing Element MND. Thus, the new project would be within the envelope of impacts analyzed for the Approved Project. Since no new or substantially more severe impacts would occur as a result of the new Project, a subsequent EIR or MND would not be required to address the new Project pursuant to Section 15162 of the CEQA guidelines. All mitigation measures required for the Approved Project would be applicable to the new Project.

6.0 CHANGES IN CIRCUMSTANCES

Section 15162 if the CEQA Guidelines states that a subsequent EIR or MND would be required if substantial changes occur with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR or MND due to the new significant environmental effects or substantial increase in the severity of previously identified significant effects.

The new project is simply the implementation of program H-2.5 of the Housing Element. The Housing Element MND analyzed the impacts of such implementation at the density, location and manor now under consideration for the new Project. No new plans, policies or regulations that would result in new significant environmental impacts or increase in the severity of environmental impacts were identified.

7.0 NEW INFORMATION

No changes in circumstances have occurred since the preparation of the Housing Element MND that would result in new significant impacts or substantial increases in severity in previously identified significant impacts in association with the new Project. No other additional information of substantial importance, which would require major revisions to earlier analysis that would warrant preparation of a subsequent EIR or MND pursuant to Section 15162 if the CEQA Guidelines, has been identified or received.

As discussed above the new Project would not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed by the Housing Element MND; circumstances have not changed to result in new or substantially more severe cumulative impacts; and no additional information or substantial importance requiring major revisions to earlier analyses was identified or received. Therefore, pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the Housing Element MND provides the appropriate level of environmental review for the new Project.

TABLE 1: COMPARISON OF APPROVED PROJECT IMPACTS/MITGATIONS AND NEW PROJECT IMPACTS

Environmental Issues	Approved Project-Impacts less Than Significant With Mitigation Measure	New Project Impacts
<p>Aesthetics Degradation of the Visual Character or Quality of the site</p>	<p>Potential development of the First Baptist Church site shall conform to the City of Monte Sereno Design Guidelines for compatible residential development, including:</p> <ul style="list-style-type: none"> a. The building(s) architectural style, visual bulk, massiveness, height, width and length shall be compatible with the neighborhood and harmonize with the existing residential structures of neighboring properties; b. The building(s) mass, roof form and projecting elements shall be designed so as to minimize the visual impact of the building(s) on the neighborhood. Rooflines shall be designed in ways that minimize interference with any existing views from neighboring properties. c. Open space and landscape areas should visually blend with adjacent properties and be consistent with the neighborhood and sensitive to the rural character of the City, and existing mature trees that screen the property from adjacent residences shall be preserved; d. Buildings shall be orientated so that outdoor space will visually connect between properties and extend a sense of open space, while maintaining a sense of privacy; and e. Private open space such as patios gardens, recreation courts and play areas shall be placed to maximize use of sun and shade patterns, natural drainage and existing vegetation. 	<p>The new Project does alter the residential design guidelines requirements and mitigation measure previously discussed. Therefore, the new Project would not result in any new potential aesthetic impacts and would not increase the significance of any aesthetic impact as mitigated.</p>
<p>Aesthetics Increased Light and Glare</p>	<p>Lighting on the potential project site shall conform to the City of Monte Sereno Design Guidelines for residential development, as follows:</p> <ul style="list-style-type: none"> a. Exterior lighting shall not be directed toward the street, the sky, or neighboring parcels; b. Light sources shall not be visible from off site; and c. Tennis and sports courts may not be illuminated. 	<p>The new Project does alter the residential design guidelines requirements and mitigation measure previously discussed. Therefore, the new Project would not result in any new potential aesthetic impacts and would not increase the significance of any aesthetic impact as mitigated.</p>

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Environmental Issues	Approved Project-Impacts less Than Significant With Mitigation Measure	New Project Impacts
<p>Air Quality Conflict With or Obstruct Implementation of the Applicable Air Quality Plan</p>	<p>Any approval of future development of the site shall include applicable control measures from the Air District's current air quality plan. These control measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. Provision of internal bicycle facilities with connection to Daves Avenue, and provision of bicycle parking within the development; b. Provision of sidewalks on internal streets with sidewalks on Daves Avenue; c. Incorporation of solar hot water or solar electricity into future development; d. Incorporation of "cool roofing" and "cool paving" technologies into the development; and/or e. Inclusion of shade trees in landscaping plans. 	<p>The new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. Therefore, the new Project will not result in any new potential air quality impacts and would not increase the significance of any potential air quality impacts.</p>

Environmental Issues	Approved Project-Impacts Reduced to Less Than Significant After Mitigation	New Project Impacts
<p>Air Quality Violate any air quality standard, contribute substantially to an existing or projected air quality violation, result in a considerable net increase of criteria pollutant</p> <p>Expose sensitive receptors to substantial pollutant concentrations</p>	<p>Approval of any future development of the site shall include applicable measures from the Air District's Basic Construction Mitigation Measures. These measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) will be watered two times per day; b. All haul trucks transporting soil, sand, or other loose material off-site will be covered; c. All visible mud or dirt track-out onto adjacent public roads will be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited; d. All vehicle speeds on unpaved roads will be limited to 15 mph; e. All roadways, driveways and sidewalks to be paved will be completed as soon as possible. Pavement surfaces will be laid as soon as possible after grading unless seeding or soil binders are used; f. Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage will be provided for construction workers at all access points; g. All construction equipment will be maintained and properly tuned in accordance with manufacturer's specifications. All equipment will be checked by a certified mechanic and determined to be running in proper condition prior to operation; and h. Post a publicly visible sign with the telephone number and person to contact at the City regarding dust complaints. This person will respond and take corrective action within 48 hours. The Air District's phone number will also be visible to ensure compliance with applicable regulations. 	<p>The new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. Future development of the site must conform to the applicable Air District's Basic Construction Mitigations Measures.</p> <p>Therefore, the new Project will not result in any new potential air quality impacts and would not increase the significance of any potential air quality impacts.</p>

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Environmental Issues	Approved Project-Impacts Reduced to Less Than Significant After Mitigation	New Project Impacts
<p>Biological Resources Substantial adverse effect on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	<p>To avoid impacts to nesting birds, the removal of trees and shrubs shall be minimized to the greatest extent feasible. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (February through August). If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction. This survey shall be conducted no more than 7 days prior to the initiation of disturbance activities during the early part of the nesting season (February through April) and no more than 30 days prior to the initiation of disturbance activities during the late part of the nesting season (May through August). If no active nests are present within 250 feet of construction, then activities can proceed as scheduled. However, if an active nest is detected during the survey within 250 feet of construction, then the establishment of a protective construction-free buffer zone from each active nest (Typically 250 feet for raptors and 50-100 feet for other species) will be clearly delineated or fenced until the juvenile bird(s) have fledged (left the nest), unless the biologist determines that construction would not impact the active nest.</p> <p>To avoid impacting active pallid bat and hoary bat roosts, if present, any mature trees removed due to project implementation shall be removed in two stages (with the limbs removed one day, and the main trunk removed on a subsequent day) to allow any potentially present day-roosting bats the opportunity to relocate.</p>	<p>The new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. Therefore, the new Project would not result in changes to potential development that would have an adverse effect on special-status species, result in impacts to sensitive habitats, including wetlands, or wildlife movement corridors, and would not interfere with local policies, ordinances, or plans adopted to project biological resources. The new Project would not result in any new potential impacts to biological resources and would not increase the significance of any impact to biological resources.</p>
<p>Biological Resources Protection of biological resources, such as a tree preservation policy or ordinance</p>	<p>If future development of the project site includes the removal of any significant trees as defined in the City's Tree Preservation Ordinance or are over six inches in diameter per the Subdivision Ordinance, the developer shall plant a California native tree species with at least a one-to-one replacement ratio on the project site, unless inconsistent with good forestry practices, and obtain a permit prior to removal of trees over six inches in diameter, in compliance with the City of Monte Sereno's Tree Preservation Ordinance and/or Subdivision Ordinance. A qualified arborist shall also survey any trees to be preserved, including the trunk diameter, canopy spread, species, and location, and recommend specific steps that must be taken during construction to ensure that those trees are not impacted.</p>	<p>The new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. Therefore, the new Project would not result in changes to potential development that would have an</p>

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		<p>adverse effect on special-status species, result in impacts to sensitive habitats, including wetlands, or wildlife movement corridors, and would not interfere with local policies, ordinances, or plans adopted to project biological resources. The new Project would not result in any new potential impacts to biological resources and would not increase the significance of any impact to biological resources.</p>
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Environmental Issues	Approved Project-Impacts Reduced to Less Than Significant After Mitigation	New Project Impacts
<p>Cultural Resources Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5?</p>	<p>The City shall require completion of an historic and architectural evaluation of the Church at the time any application is made for residential development of the First Baptist Church site. The project sponsor shall be required to retain a qualified architectural historian to complete a site-specific historic resources study consistent with the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of any identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format.</p> <p><i>Treatment in Accordance with the Secretary of the Interior's Standards.</i> If the Church building is found to be a historic resource, any future proposed project on the Church site that would affect the Church shall conform to the <i>Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings</i> (1995). The <i>Standards</i> require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures and compatible adjacent development.</p>	<p>As previously described the new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. The new Project would not result in changes to potential development that would change potential impacts associated with the disturbance of historical, archaeological, paleontological, or geologic resources. The new Project would not result in any potential impacts to cultural resources and would not increase the significance of any potential impacts to cultural resources.</p>
<p>Cultural Resources Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5?</p>	<p>If prehistoric archaeological resources (i.e., prehistoric sites, and/or isolated artifacts) are discovered during construction, work shall be halted at a minimum of 200 feet from the find and the area shall be staked off. The City shall be notified, and the City shall retain a qualified professional historian and/or archaeologist that meets the Secretary of the Interior's Standards and Guidelines for Professional Qualifications in history and/or archaeology at the Applicant's expense to evaluate and determine the significance of the find. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.</p>	<p>As previously described the new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. The new Project would not result in changes to potential development that would change potential impacts associated with the disturbance of</p>

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		<p>historical, archaeological, paleontological, or geologic resources. The new Project would not result in any potential impacts to cultural resources and would not increase the significance of any potential impacts to cultural resources.</p>
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Environmental Issues	Approved Project-Impacts Reduced to Less Than Significant After Mitigation	New Project Impacts
<p>Cultural Resources Disturbance of any human remains, including those interred outside of formal cemeteries?</p>	<p>Any approval of a development application for the First Baptist Church site shall include the requirement that, in the event of an accidental discovery or recognition of any human remains, the following language shall be included in all construction documents associated with future development of the project site in accordance with CEQA Guidelines section 15064.5(e): "If human remains are found during construction there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of Santa Clara County is contacted to determine that no investigation of the cause of death is required. If the coroner determines the remains to be Native American the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the City of Monte Sereno or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98. The City of Monte Sereno or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the City of Monte Sereno or its authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."</p>	<p>As previously described the new Project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. The new Project would also not result in changes that would change the potential to disturb human remains. The new Project would not result in any potential impacts to cultural resources and would not increase the significance of any potential impacts to cultural resources.</p>

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Environmental Issues	Approved Project-Impacts Reduced to Less Than Significant After Mitigation	New Project Impacts
<p>Land Use and Planning Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the Project.</p>	<p>The City's General Plan will need to be amended in order to permit multifamily residences as proposed in Program H-2.5 However, this amendment will not create any additional physical impacts on the environment other than those reviewed in this Initial Study.</p>	<p>As previously described the new project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. Therefore, the new Project would not result in any new potential impacts to land use and planning and would not increase the significance any impact to land use and planning.</p>
<p>Noise Exposure of persons to or generation of noise levels in excess of standard established in the local General Plan or noise ordinance, or in applicable standards of other agencies.</p> <p>Result in a substantial permanent, temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.</p>	<p>Prior to issuance of a grading permit for future development, the following measures shall be incorporated into the project plans to mitigate construction noise, subject to the review and approval of the City of Monte Sereno:</p> <ol style="list-style-type: none"> 1. Exterior construction shall be limited to weekdays between 8:00AM and 5:00PM and Saturday between 9:00AM and 5:00PM; 2. All internal combustion engine-driven equipment shall be equipped with mufflers that are in good condition and appropriate for the equipment; 3. Temporary berms or noise barriers, such as lumber or other material stockpiles should be utilized; 4. Stationary noise-generating equipment (e.g. generators and compressors) shall be located as far as possible from sensitive receptors and housed in acoustical enclosures; and 5. Consistent with Action HS-6.1 of the General Plan, prior to issuance of a building permit, the applicant shall propose specific construction techniques for noise buffering, barriers or setbacks to reduce construction noise to a level within the noise/land use compatibility standards. 	<p>As previously described the new project would not result in changes to the location or increase the intensity of development anticipated and considered in the Approved Project and the Housing Element MND. The new Project would not change the potential traffic noise patterns, result in new potential noise sources, or result in changes to ambient noise levels. Therefore, the new Project would not result in any new potential noise impacts and would not increase the significance of any noise impacts.</p>

REFERENCES

City of Monte Sereno General Plan, 2009.

City of Monte Sereno Municipal Code.

City of Monte Sereno General Plan, Municipal Plan Code Amendments and Environmental Impact Report April 24, 2013(draft) and July 25, 2013 (final).

City of Monte Sereno Adopted 2015-2023 Housing Element, May 2015.

City of Monte Sereno Initial Study and Mitigated Negative Declaration for 2015-2023 Housing Element.