

**ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE JAPANTOWN CORPORATION YARD
REDEVELOPMENT PROJECT (SCH # 2007102015)**

Pursuant to Sections 15162 and 15164 of the CEQA Guidelines, the City of San José has determined that the impacts of the project described below (“Project”) are fully covered by the certified Final Environmental Impact (EIR) identified below and the project will not create new or increased significant impacts on the environment beyond those previously analyzed. Therefore, the City can take action on the project as being within the scope of the approved EIR as amended, and the project complies with CEQA.

PROJECT DESCRIPTION AND LOCATION

Japantown Corporation Yard Redevelopment Project (File Number PDC15-018). This Addendum evaluated the environmental impacts of the Planned Development Rezoning from the R-M Multiple Family Residence Zoning District to the CP(PD) Planned Development Zoning District to allow the construction of up to 600 residential units, up to 25,000 square feet of commercial space, and a private community center with indoor performance use (San Jose Taiko) on a 5.25 gross acre site.

Location: The project site is located immediately north of Downtown San José, within the Jackson Taylor Planned Residential Community in the Japantown Neighborhood Business District. The one-parcel site comprises a total of 5.23 acres and is situated on the City’s former corporation yard (696 North 6th Street, San José, CA 95112). **Council District:** 3. **County Assessor’s Parcel Number:** 249-39-039

Specifically, the following impacts were reviewed and found to be adequately considered by the previously certified EIR:

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| <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Cultural and Paleontological Resources |
| <input checked="" type="checkbox"/> Population/Employment/Housing | <input checked="" type="checkbox"/> Biological Resources |
| <input checked="" type="checkbox"/> Transportation/Circulation/Parking | <input checked="" type="checkbox"/> Visual Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Shade/Shadow and Light/Glare |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Utilities |
| <input checked="" type="checkbox"/> Geology, Soils and Seismicity | <input checked="" type="checkbox"/> Public Services and Facilities |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Energy and Mineral Resources |
| <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Global Climate Change |

ANALYSIS:

This document, prepared pursuant to the California Environmental Quality Act (CEQA) and the regulations and policies of the City of San José, is an Addendum to the Japantown Corporation Yard Redevelopment Project Final Environmental Impact Report (2008 EIR), which was

certified and for which findings were adopted by the City of San José (City) under Council Resolution Number 74384 on April 21, 2008 (State Clearinghouse #2007102015).

The 2008 EIR evaluated a General Plan Amendment (File Number GP07-03-04, approved by the City Council April 14, 2008) to facilitate the development of up to 600 multiple-dwelling units, 16,000 to 30,000 square feet of ground-floor retail space, 10,000 to 20,000 square feet of community amenity space, and an increase in height from 65 to 175 feet on a two-parcel 5.78 gross-acre site located in Downtown San José, in the City's Japantown neighborhood.

In the 2014 an Initial Study/Addendum to the 2008 EIR was prepared to evaluate the project as revised; the revised project as reviewed in the Addendum included up to 600 residential units as in the 2008 Project, a reduction in the maximum retail square footage from 30,000 to 25,000 square feet of ground-floor retail space, 40,000 additional square feet of community amenity space for a maximum of up to 60,000 square feet, the same amount of open space, and fewer parking spaces than the 2008 Project. This project remained within the development envelope analyzed in the 2008 EIR.

The project as proposed in Planned Development Rezoning File No. PDC15-018 is the same as the project evaluated in the 2014 Addendum.

The purpose of this Addendum is to evaluate the modification and update of a noise mitigation measure identified in the 2008 EIR to conform to the City's current threshold of significance for noise in the Envision San Jose 2040 General Plan.

Noise

The 2008 EIR and 2014 Initial Study/Addendum to the 2008 EIR included a review of the project's noise. In the 2014 Initial Study/Addendum, noise measurements were obtained through a one-time value at the maximum noise level (L_{max}) utilizing an A-weighted sound level (dBA). This analysis did not reference the Envision San José 2040 General Plan Policy EC-1.1 that sets the City's standard for maximum interior noise levels in residences, hotels, motels, residential care facilities, and hospitals at 45 dBA DNL. To meet this 45 dBA DNL standard, appropriate site and building design, building construction and noise attenuation techniques in the new development needs to be included.

Based on the 2008 EIR, the project is required to implement the 2008 EIR Mitigation Measure NOI-3c, as identified below, to ensure that interior noise impacts are reduced to a less-than-significant level.

***MM NOI-3c:** All residential bedroom units with direct exposure to and within 320 feet of the railroad tracks shall include upgraded façade assemblies with an overall minimum sound transmission class rating of STC-36 including windows with a minimum rating of STC-38 in order to reduce nighttime train passby single event noise levels to below 50 dBA L_{max} .*

The above 2008 EIR Mitigation Measure NOI-3c was based on the outdated maximum noise level (L_{max}) standard. In order to comply with the General Plan EC-1.1 standard, in June 2015 Charles M. Salter Associates Inc. collected additional noise measurements at the project site to reflect the day and night noise level (DNL) as required by the General Plan. Data was acquired on all four property lines of the parcel with the dB DNL unit of measurement, as illustrated in the table below:

Property Line	Noise Level (dB DNL)
Northeast	64
Southeast	61
Southwest	62
Northwest	71

Subsequent to certification of the 2008 EIR and 2014 Initial Study/Addendum, but prior to the start of development activities, the 2008 EIR Mitigation Measure NOI-3c was revised to be consistent with the General Plan Policy EC-1.1 based on the noise assessment performed by Charles M. Salter Associates Inc. Below is the revised Mitigation Measure NOI-3c:

MM NOI-3c: The City's standard for interior noise levels in residences, hotels, motels, residential care facilities, and hospitals is 45 dBA DNL. The project shall include appropriate site and building design, building construction and noise attenuation techniques in new development to meet this standard. For sites with exterior noise levels of 60 dBA DNL or more, an acoustical analysis following protocols in the City-adopted California Building Code is required to demonstrate that development projects can meet this standard. The acoustical analysis shall base required noise attenuation techniques on expected Envision San Jose 2040 General Plan traffic volumes to ensure land use compatibility and General Plan consistency over the life of this plan. A design-level acoustical analysis will be completed at the building permit stage as a routine step, in conformance with the Building Code, to document the noise attenuation measures necessary to reduce interior noise to 45 dBA DNL or lower prior to the issuance of building permits.

Through the application of this mitigation measure, the project will be able to comply with the threshold values referenced in General Plan Policy EC-1.1. Furthermore, when a Planned Development Permit for this project is submitted, the applicant will be required to prepare a complete noise study to demonstrate compliance with the City noise policies. Additionally, the revised Mitigation Measure NOI-3c will be included in the permit as a condition of approval.

The proposed substitution of the previously adopted Noise mitigation measure would not require major revisions to the 2008 EIR as the project does not meet any of the criteria in CEQA Guidelines §15162(a). Furthermore, an Addendum to the previously adopted 2008 EIR is appropriate because the substitution of the Noise mitigation measure is a minor technical change to the original project as the proposed mitigation measure is equally effective at reducing potential noise impacts to a less than significant level.

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10/6/2015
Date:

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