ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

429 E. Cotati Avenue
Cotati, California 94931

Tel: 707-794-0400 *Fax: 707-794-0405*
www.illingworthrodkin.com *illro@illingworthrodkin.com*

M E M O

Date: May 27, 2025

To: Patrick Kallas
David J. Powers & Associates, Inc.

From: Michael Thill
Illingworth & Rodkin, Inc. MST

SUBJECT: Stevens Creek Promenade Project, San José, CA –
May 2025 Update to the Noise and Vibration Assessment
IR Job# 16-198

This memo reports Illingworth & Rodkin, Inc.'s (I&R) analysis of potential changes to construction noise impacts based on the revisions made to the Stevens Creek Promenade Project in San José, California.

I&R prepared the Noise and Vibration Assessment, dated December 3, 2021, which analyzed the entire project being constructed in one phase. In January 2024, I&R evaluated the changes to the impact findings if the project were to be constructed in two phases.

The additional project component addressed in this memo is the demolition of a 10,400-square foot (sf) commercial building with 25-space parking lot located at 4360 Stevens Creek Boulevard and the construction of a 5,245 square foot commercial/restaurant structure with an outdoor seating area and reconfigured parking area. The proposed addition to the project would be located within the Phase 2 construction area at the northwest corner of the site (See Figure 1).

This memo describes how this change to the proposed project affects the findings reached in the prior report and memo and the mitigation measures required to reduce construction impacts to less than significant levels.

Temporary Construction Noise Impacts

General Plan Policy EC-1.7 requires that all construction operations within the City use best available noise suppression devices and techniques and to limit construction hours near residential uses per the Municipal Code allowable hours, which are between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and none on weekends when construction occurs within 500 feet of a residential land use. Further, the City considers significant construction noise impacts to occur

if a project located within 500 feet of residential uses or 200 feet of commercial or office uses would involve substantial noise-generating activities (such as building demolition, grading, excavation, pile driving, use of impact equipment, or building framing) continuing for more than 12 months.

The Stevens Creek Promenade Project was required by conditions of project approval to implement the following measures during all phases of construction on the project site:

- Demolition and construction activities on- or off-site, within 500 feet of sensitive receptors, such as residential development, shall be restricted to the hours of 7 AM to 7 PM Monday through Friday, non-holidays only.
- Staging areas and construction material areas shall be located as far away as possible from adjacent land uses.
- All internal combustion engines for construction equipment used on the site shall be properly muffled and maintained. All equipment shall be checked by a certified mechanic prior to the start of each phase of construction and determined to be running in proper condition.
- All unnecessary idling of internal combustion engines is prohibited. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes.
- Construct solid plywood fences around the construction site where it is adjacent to operational businesses, residences, or noise-sensitive land uses.
- A temporary noise control blanket barrier would be erected, if necessary, along building facades facing the construction site. This would be at the discretion of the Director of Planning, Building and Code Enforcement should conflicts arise during construction.
- All stationary, noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as practical from existing residences and businesses.
- If pile driving is necessary, pre-drill founding pile holes to minimize the number of impacts required to seat the piles.
- Residential neighborhoods proximately located to the project site shall be notified in writing by the developer of the construction schedule at least seven days prior to the start of construction.
- A noise disturbance coordinator shall be designated who is responsible for responding to complaints about construction noise. The telephone number of the disturbance coordinator shall be posted in a conspicuous place at the construction site and shall also be included in the notice sent to neighbors and the Director of Planning, Building and Code Enforcement regarding the schedule.

A review of the construction schedule and equipment list for the proposed addition to the project was made as part of this analysis. The duration of construction associated with this component of the project would be approximately 6 months, currently estimated to begin in April 2026 and end by October 2026. Construction hours would be Monday through Friday beginning at 7 AM and ending by 5 PM, consistent with the project's conditions of approval. Project construction equipment would include concrete saws, excavators, tractors/loaders/backhoes, graders, dozers,

cranes, forklifts, welders, air compressors, paving equipment, rollers, and generators, which are similar to the equipment analyzed during prior evaluations. The numbers of equipment proposed as part of this component of the project (see Figure 2) are also similar or less than less than those analyzed during prior evaluations, so predicted noise levels from this component of the project would also align with earlier estimates.

Observations made in late 2024 indicate that the construction of the project is well underway, with Residential Buildings A, B, and C progressing. The proposed addition to the overall project would occur north of these residential buildings that are under construction. The proposed addition to the project would be at least 450 feet from the nearest residences south of Albany Drive. The distance separating the project addition and the acoustical shielding provided by the intervening buildings currently under construction would ensure that noise resulting from the proposed additional component of the project would not be noticeable or distinguishable from the residential building construction activities occurring much closer to the nearest noise-sensitive residences to the south.

Residential receptors to the north are located approximately 400 feet away from the project site along McKinley Drive and are also shielded from the project site by rows of commercial buildings. Given the distance between the site and these receptors, and acoustical shielding provided by the intervening commercial buildings, construction activities associated with the proposed additional component of the project would also not be noticeable or distinguishable from the construction activities that were previously evaluated.

The relatively minor changes to the project would not result in higher noise levels than estimated in the prior Noise and Vibration Assessment. Therefore, the continued implementation of the Standard Permit Conditions that address temporary construction noise would remain appropriate in order to reduce the temporary construction noise impact to a less than significant level. No additional controls would be required.

FIGURE 1. PHASING PLAN

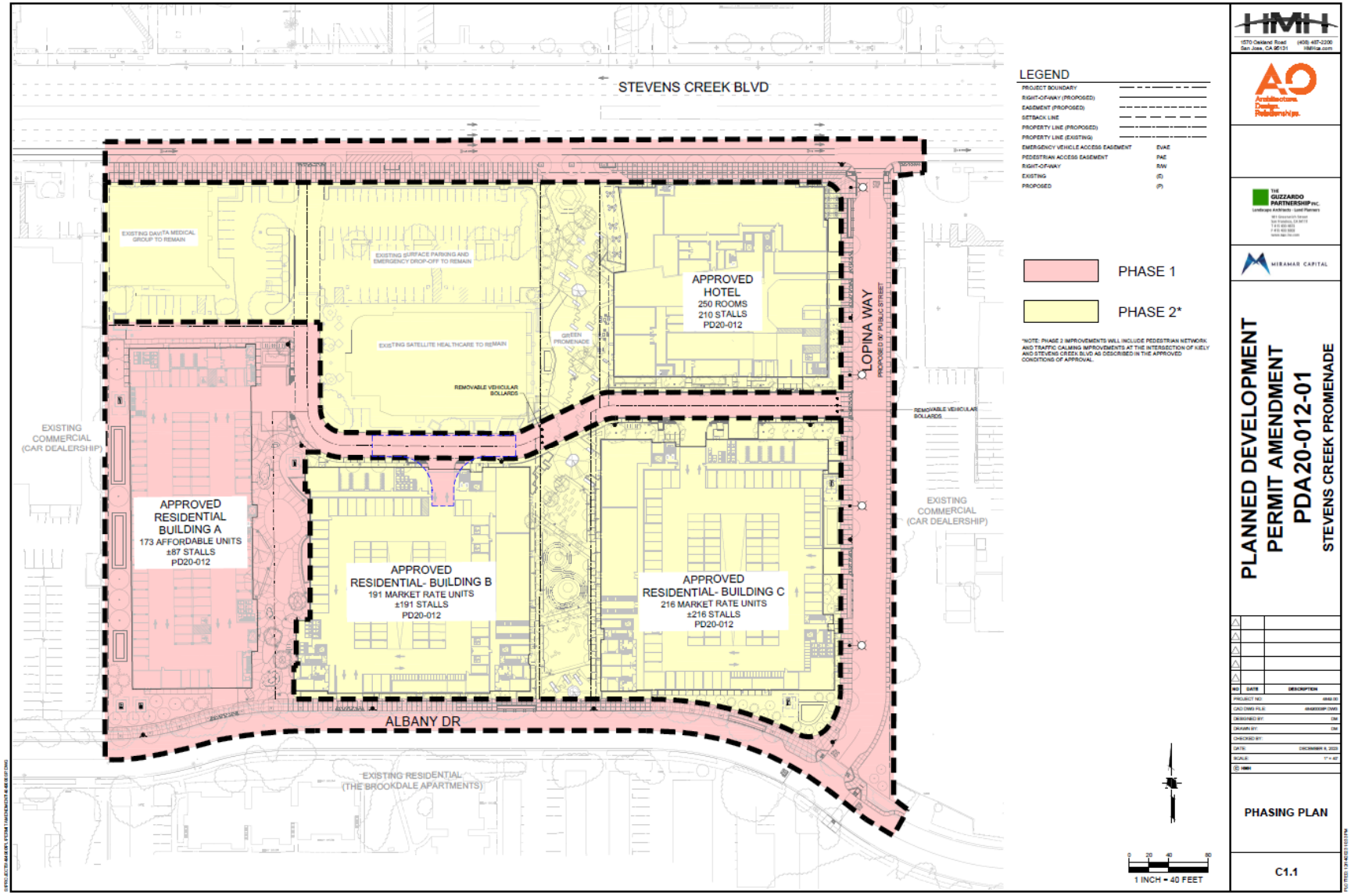


FIGURE 2. CONSTRUCTION DATA

Air Quality/Noise Construction Information Data Request

Project Name: Stevens Creek Chick-fil-A 5926

See Equipment Type TAB for type, horsepower and load factor

Complete ALL Portions in Yellow

Project Size	N/A	Dwelling Units	0.685 total project acres disturbed
	N/A	s.f. residential	
	5,245	s.f. retail	
	N/A	s.f. office/commercial	
	N/A	s.f. other, specify:	
	N/A	s.f. parking garage	N/A spaces
		s.f. parking lot	25 spaces
Construction Days (i.e, M-F)	4/3/2026	to	9/24/2026
Construction Hours	7:00 am	to	5:00 pm

Pile Driving? Y/N? No

Project include on-site GENERATOR OR FIRE PUMP during project OPERATION (not construction)? Y/N? No

IF YES (if BOTH separate values) -->

Kilowatts/Horsepower: _____

Fuel Type: _____

Location in project (Plans Desired if Available):

DO NOT MULTIPLY EQUIPMENT HOURS/DAY BY THE QUANTITY OF EQUIPMENT

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	HP Annual Hours	Comments
	Demolition	**Start Date:**	**4/3/2026**	**Total phase:**	**10**			**Overall Import/Export Volumes**
		End Date:	**4/16/2026**					
1	Concrete/Industrial Saws	33	0.73	4	4	1.6	385	**Demolition Volume**
2	Excavators	36	0.38	8	10	8	2189	Square footage of buildings to be demolished
	Rubber-Tired Dozers	367	0.4			0	0	(or total tons to be hauled)
2	Tractors/Loaders/Backhoes	84	0.37	6	10	6	3730	10,379 square feet *or*
	Other Equipment?							_?_ Hauling volume (tons)
								Any pavement demolished and hauled? 18,147 SF of Paving/Landscape area
	Site Preparation	**Start Date:**	**4/16/2026**	**Total phase:**	**1**			336
		End Date:	**4/16/2026**					tons
1	Graders	148	0.41	8	1	8	485	20 trips total
	Rubber Tired Dozers	367	0.4			0	0	
	Tractors/Loaders/Backhoes	84	0.37			0	0	
	Other Equipment?							
	Grading / Excavation	**Start Date:**	**4/17/2026**	**Total phase:**	**4**			
		End Date:	**4/21/2026**					**Soil Hauling Volume**
	Excavators	36	0.38			0	0	Export volume **365 cubic yards**
2	Graders	148	0.41	8	4	8	3884	Import volume = _?_ cubic yards?
1	Rubber Tired Dozers	367	0.4	8	4	8	4698	
	Concrete/Industrial Saws	33	0.73			0	0	
2	Tractors/Loaders/Backhoes	84	0.37	8	2	4	995	
	Other Equipment?							
	Trenching/Foundation	**Start Date:**	**4/20/2026**	**Total phase:**	**15**			
		End Date:	**5/6/2026**					
2	Tractor/Loader/Backhoe	84	0.37	8	6	3.2	2984	
	Excavators	36	0.38			0	0	
	Other Equipment?							
	Building - Exterior	**Start Date:**	**5/5/2026**	**Total phase:**	**64**			Cement Trucks? 100 CY Total Round-Trips
		End Date:	**8/3/2026**					20 total trips
1	Cranes	367	0.29	8	1	0.125	851	Electric? (Y/N) : **No** Otherwise assumed diesel
1	Forklifts	82	0.2	1	64	1	1050	Liquid Propane (LPG)? (Y/N) **No** Otherwise Assumed diesel
	Generator Sets	14	0.74			0	0	Or temporary line power? (Y/N) No
1	Tractors/Loaders/Backhoes	84	0.37	6	10	0.9375	1865	
2	Welders	46	0.45	4	5	0.3125	828	
2	*Other Equipment?*	37	0.48	4	30	1.875	4262.4	Aerial Equipment
Building - Interior/Architectural Coating		**Start Date:**	**8/5/2026**	**Total phase:**	**42**			
		End Date:	**10/2/2026**					
2	Air Compressors	37	0.48	4	30	2.85714286	4262	
			0.31			0	0	
	Other Equipment?							
	Paving	**Start Date:**	**8/4/2026**	**Total phase:**	**3**			
		Start Date:	**10/2/2026**					
	Cement and Mortar Mixers	10	0.56			0	0	
	Pavers	81	0.42			0	0	**Asphalt? 120 cubic yards or ____ round trips? Note: Asphalt done in (2) separate lifts 8/4/26-8/5/26 and final lift 10/2/26**
2	Paving Equipment	89	0.36	6	2	4	769	
2	Rollers	36	0.38	6	3	6	492	
	Tractors/Loaders/Backhoes	84	0.37			0	0	
	Other Equipment?			8	3	8	0	
								24 total trips
	Additional Phases	**Start Date:**	**4/3/2026**	**Total phase:**	**10**			
		Start Date:	**9/24/2026**					
3	Tractor/Loader/Backhoe	84	0.37	6	10	6	5594	**Site Utilities 4/27/26 - 5/4/26**
2	Air Compressors	37	0.48	4	30	2.85714286	4262	**Site Concrete 6/19/26 - 8/26**
1	10 Kva Generator for temp power	14	0.74	8	124	23.6190476	10277	**Temp power generator 4/20/26 - 9/24/26**
						0	0	
						0	0	