

MEMORANDUM

TO: Whom it may concern

FROM: William Gilchrist, Director of Planning and Building
City of Oakland

DATE: November 22, 2022

RE: Special Environmental Clearance and Waiver of EIS for Inn by the Coliseum HomeKey Project, 4801 Coliseum Way, Oakland, CA 94601

The Environmental Assessment conducted for the Inn by the Coliseum project contains a Noise Assessment prepared per HUD guidelines for the conversion and rehabilitation of two existing motel buildings containing 36 rooms to 36 residential studio apartments for supportive housing for households experiencing homelessness while maintaining the one two-bedroom manager's unit located at the address named above. Based upon this Assessment, the proposed site is impacted by existing and future noise that has a rating exceeding 75 DNL, which is considered "Unacceptable" per HUD Guidelines. The Assessment determined that interior noise levels would be less than HUD's required 45 dBA threshold for interior living quarters based on the location of the fenestration and assuming that the existing buildings were built with standard construction materials.. Under authority granted to me under 24 CFR Part 51, Section 51.104 (b)(1) and in order to provide a relatively noise free environment for the proposed project's residents, I am requiring the following noise mitigations be included in the final project:

1. The Project will not include any outdoor gathering areas or other noise sensitive outdoor uses.
2. The proposed office building will include appropriate sound transmission class (STC) construction to ensure that that the interior noise is 45 dBA or less
3. The applicant will retain an acoustical engineer to perform an interior noise analysis prior to rehabilitation of the studio units to confirm that interior noise is 45 dBA or less. If the analysis concludes that the residential units are subject to interior noise levels in excess of 45dBA, the acoustical engineer will provide recommendations to achieve the 45 dBA interior noise level to be implemented during the rehabilitation work.
4. To maintain a habitable interior environment, all units will be mechanically ventilated so that windows and doors can be kept closed at the occupant's discretion to control noise intrusion indoors.

Under my authority as Certifying Officer and Environmental Clearance Officer, per 24 CFR Section 51.104(b)(1), I am waiving the requirement to prepare an EIS for the project as it has been demonstrated to me that the noise exposure of the proposed living areas on site are less than HUD's interior noise threshold of 45 dBA, and no other issues or statutes were found to be of concern in the Environmental Assessment which would merit preparation of an EIS.

William A. Gilchrist

Nov 22, 2022

William Gilchrist, Director of Planning and Building

Date

Noise Waiver

Final Audit Report

2022-11-23

Created:	2022-11-22
By:	Heather Klein (HKlein@oaklandca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqp0WcyBrcNgV--47uN42wi2wXEqJ93Qg

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2022-11-22 - 11:09:17 PM GMT- IP address: 209.232.103.91
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