


Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.


Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature:  _____

Date: April 1, 2021

Name/Title/Organization: Cinnamon Crake, President
Bay Desert, Inc. dba AEM Consulting

Certifying Officer Signature:  _____

Date: **Apr 2, 2021**

Name/Title: William Gilchrist, Director of Planning and Building
City of Oakland

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

MEMORANDUM

TO: Whom it May Concern

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

DATE: April 1, 2021

RE: Special Environmental Clearance and Waiver of EIS for Ancora Place, 2227-2257
International Blvd., Oakland, CA 94606

The Environmental Assessment conducted for the Ancora Place project contains a Noise Assessment prepared per HUD guidelines for new construction of housing at the above-named address. Based upon this Assessment, the proposed site is impacted by external future noise that has a rating of up to **76 DNL** which is considered "Unacceptable" per HUD Guidelines.

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 minimum STC ratings for windows is STC 35 or greater for all elevations.
2. Tile or cement plaster exterior siding, resilient channels between drywall and framing, and gypsum board interior to meet STC rating for walls of STC 57.
3. Construct a noise barrier at the rear courtyard (south elevation) to ensure noise in the center of the open spaces is less than 65 DNL. The barrier shall be a precast concrete wall system comprised of 4 inch thick precast concrete panels 12 feet wide and 20 feet high. Concrete panels span between precast concrete columns that are 12 inches wide x 16 inches deep and 20 feet tall.
4. To maintain a habitable interior environment, all units shall be mechanically ventilated so that windows and doors can be kept closed at the occupant's discretion to control noise intrusion indoors (see attached HUD Figure 19).

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 can be adequately mitigated, and no other issues or statutes were found to be of concern in the Environmental Assessment which would merit preparation of an EIS.

William Gilchrist

Apr 2, 2021

William Gilchrist, Director of Planning and Building

Date









Ancora-signature page

Final Audit Report

2021-04-02

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