

## MEMORANDUM

TO: Whom it May Concern

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

DATE: November 7 2022

RE: Special Environmental Clearance and Waiver of EIS for Phoenix Affordable Housing  
Project, 801 Pine Street, Oakland, CA 94607

The Environmental Assessment conducted for the Phoenix Affordable Housing 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 **78 DNL** which is "Normally 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 for NAL1 shall be STC 40, for NAL2 shall be STC 31, and for NAL 6 shall be STC 34 (see attached map for NAL locations and corresponding walls).
2. The minimum STC ratings for walls for NAL1 shall be STC 53, and for NAL2 and NAL6 shall be STC 40.
3. 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.
4. Any deviation from the inputs used in the attached *Figure 19, Description of Noise Attenuation* for building materials, such as stucco siding, will require that the project demonstrate that interior noise levels will remain at 45 dBA or lower.

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 A. Gilchrist*

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William Gilchrist, Director of Planning and Building

**Nov 17, 2022**

Date








# Noise waiver sig page

Final Audit Report

2022-11-17

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