

**MEMORANDUM**

TO: Whom it may concern

FROM: Tom Liao, Community Development Director  
City of San Leandro, California

DATE: August 29, 2023

RE: Special Environmental Clearance and Waiver of EIS for Lewelling Interim Housing Project, 555  
Lewelling Boulevard, San Leandro, CA 94579

The Environmental Assessment conducted for the Lewelling Interim Housing project contains a Noise Assessment prepared per HUD guidelines for the conversion and rehabilitation of an existing motel containing 33 rooms and ground floor commercial space to 29 units of transitional housing for households experiencing homelessness, as well as office space and community rooms providing social services located at the address named above. The facility would also include a homeless navigation center that provides drop-in essential services for homeless clients who will not be staying overnight, such as access to showers, washing machines, meals, and social/health services provided on-site. 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. Under authority granted to me under 24 CFR Part 51, Section 51.104 (b)(2) 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 involve any outdoor noise sensitive activities.
2. The City shall demonstrate that units along the northern elevation of the northern most motel building (i.e., units facing/fronting Interstate 880) include use of appropriate sound transmission class (STC) building materials that will meet or exceed the required STC rating of 38
3. The City shall demonstrate that units along the southern elevation of the southern most motel building (i.e., units facing/front Lewelling Boulevard) include use of appropriate STC building materials that will meet or exceed the required STC rating of 37
4. To maintain a habitable interior environment, all units and offices 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.

Tom Liao

8/29/23

Tom Liao, Community Development Director

Date

Signature: Tom Liao  
Tom Liao (Aug 29, 2023 13:06 PDT)

Email: [tliao@sanleandro.org](mailto:tliao@sanleandro.org)


# Noise Waiver\_08292023

Final Audit Report

2023-08-29

Created:	2023-08-29
By:	Kerri Heusler (KHeusler@sanleandro.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvBxsNVcHUT8NgncL8QoyAVq2TmNb58yY


## "Noise Waiver\_08292023" History

 Document created by Kerri Heusler (KHeusler@sanleandro.org)

2023-08-29 - 5:34:39 PM GMT

 Document emailed to tliao@sanleandro.org for signature


2023-08-29 - 5:34:59 PM GMT

 Email viewed by tliao@sanleandro.org

2023-08-29 - 8:06:21 PM GMT

 Signer tliao@sanleandro.org entered name at signing as Tom Liao

2023-08-29 - 8:06:47 PM GMT

 Document e-signed by Tom Liao (tliao@sanleandro.org)

Signature Date: 2023-08-29 - 8:06:49 PM GMT - Time Source: server

 Agreement completed.

2023-08-29 - 8:06:49 PM GMT