

September 5, 2018

James Woo
WSManagement Inc.
jwoo@tullyhotels.com

Subject: Noise Analysis for the Alameda Residence Inn Project – City of Alameda, California

Dear Mr. Woo:

Based upon the information you provided, Saxelby Acoustics is pleased to provide the following noise review for the above-referenced project located in the City of Alameda, California. It is our understanding that the project includes a 172 unit hotel on a 5.48 acres site near the Oakland International Airport. **Figure 1** shows the project site plan.

NOISE CRITERIA

State of California

According to Section 1207.4, interior noise levels attributable to exterior sources shall not exceed 45 dB in any habitable room. The noise metric shall be either the day-night average sound level (L_{dn}) or the community noise equivalent level (CNEL), consistent with the noise element of the local general plan state.

City of Alameda

The City of Alameda General Plan Safety and Noise Element contains the following policy relevant to the proposed hotel project:

Policy SN-53. Require compliance with the California Building Code requirements to ensure appropriate interior noise levels in new or replacement residential construction, hotels, motels, and schools. In new dwellings subject to an airport noise easement, the maximum interior noise level is not to exceed 45 dB CNEL. If this requirement is met by inoperable or closed windows, a mechanical ventilation system meeting California Building Code requirements must be provided. Require acoustical analyses as allowed by the California Building Code.

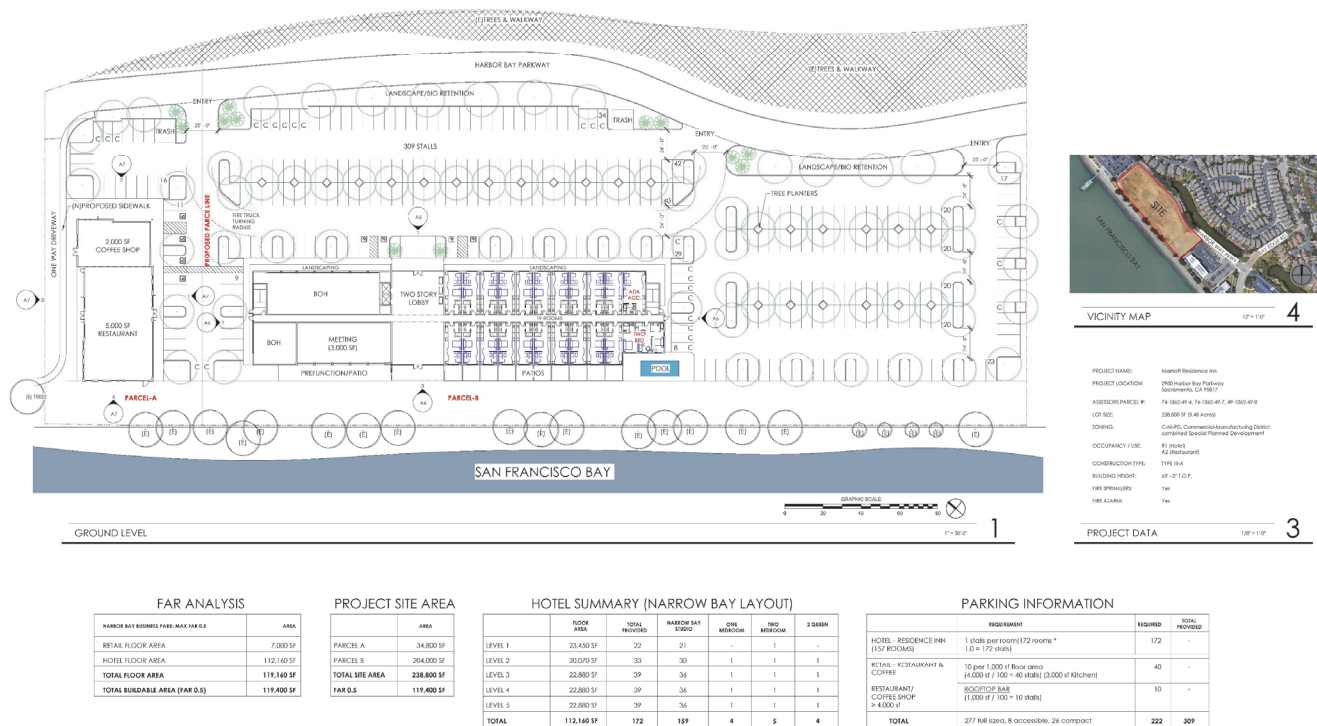
The Noise Element also references the California Land Use Compatibility Guidelines (Table 8-1) which indicate that hotel uses are “Normally Compatible” in exterior noise environments of up to 65 dBA CNEL.

Alameda Residence Inn

City of Alameda, California

Figure 1

Project Site Plan



05/17/18

1000



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San Francisco, California 94103
415.774.4000 | www.hrga.com

MARRIOTT RESIDENCE INN ALAMEDA

2900 HARBOR BAY PARKWAY

A3



Oakland International Airport Land Use Compatibility Plan (ALUC)

The Oakland ALUC Table 3-1 outlines noise compatibility criteria for sensitive uses around the airport. The table indicates that hotel uses are conditionally compatible with exterior noise levels up to 65 dBA CNEL with standard construction measures.

Section 3.3.1.6 establishes an acceptable interior noise level of 45 dBA CNEL for hotels and motels located within the Oakland Airport Influence Area.

EXTERIOR NOISE EXPOSURE

Figure 2 indicates that the project site is located between the 60 dBA CNEL and 65 dBA CNEL noise contours for the Oakland International Airport. Therefore, the maximum project site noise exposure would be 65 dBA CNEL, or less.

Based upon the exterior noise exposure of 65 dBA CNEL, or less, exterior noise levels would be compatible with hotel uses under both the City of Alameda General Plan Noise Element and the Oakland International Airport Land Use Compatibility Plan.

INTERIOR NOISE LEVELS

Modern construction practices typically provide a minimum exterior-to-interior noise level reduction of 25 dBA. Based upon the maximum predicted exterior noise exposure of 65 dBA CNEL, interior noise levels are predicted to be 40 dBA CNEL, or less. Therefore, interior noise levels are predicted to meet the State of California, City of Alameda, and Oakland International Airport Land Use Compatibility Plan interior noise standard of 45 dBA CNEL with no special noise reduction measures.

CONCLUSIONS

The project site is predicted to meet the applicable State of California, City of Alameda, and Oakland International Airport Land Use Compatibility Plan exterior and interior noise standards without any additional noise control measures.

Sincerely,

Saxelby Acoustics



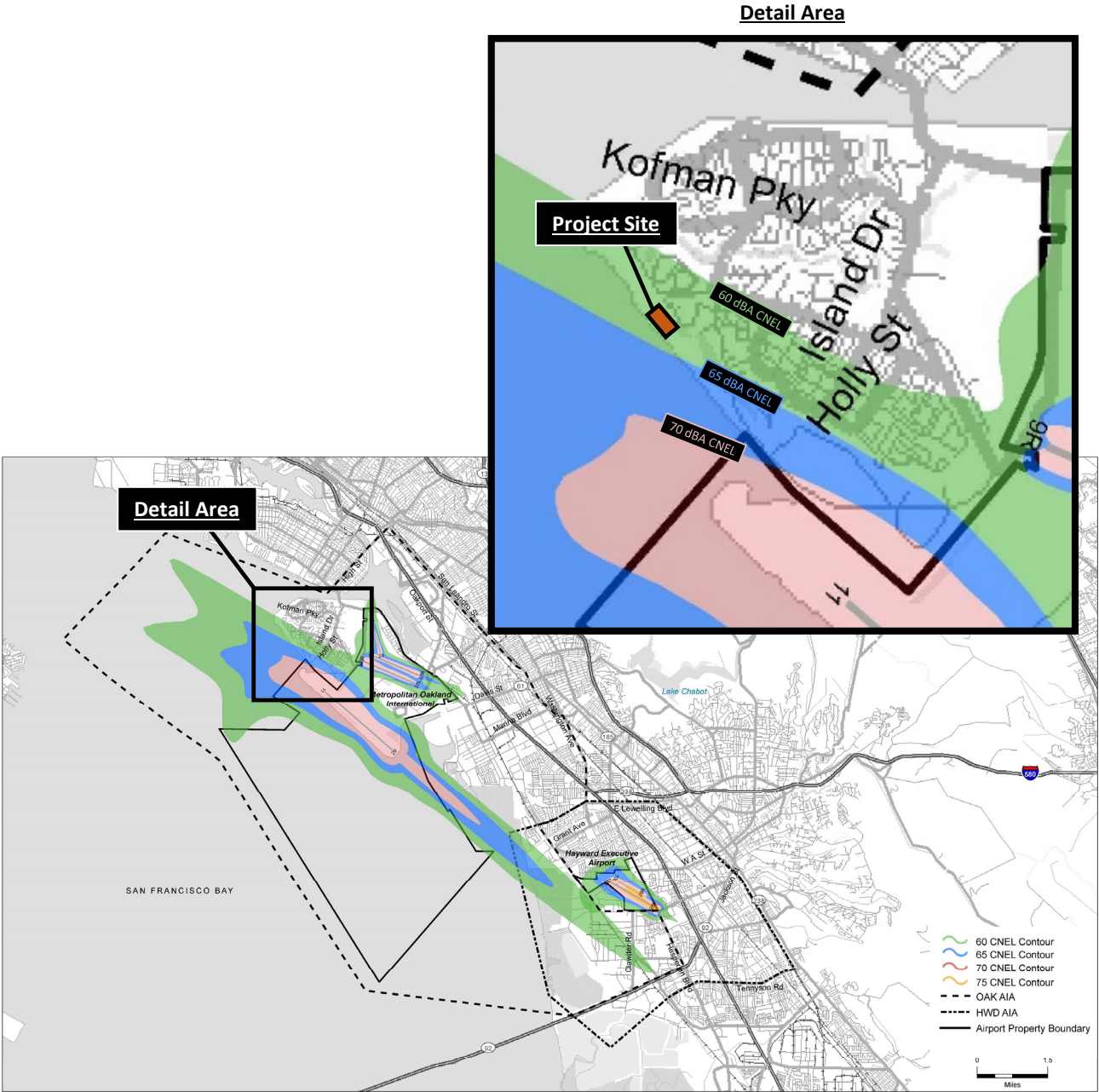
Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

Alameda Residence Inn

City of Alameda, California

Figure 2

Project Site Relative to the Oakland International Airport Noise Contours



SOURCE: ESA Airports, ESRI, OAK Airport Master Plan, Caltrans California Airport Land Use Planning Handbook, 2002

