SLR International Corporation
2925 Briarpark Drive, Suite 675, Houston, TX 77042

June 19, 2024

Attention: Bill Vennarucci – Sr. Project Manager
DTLMU Investors, L.P.
433 Marsh St.
San Luis Obispo, CA 93401

SLR Project No.: 119.000019.00001

RE: HUD Study
Downtown Library and Affordable Housing Project
Santa Cruz, California

TECHNICAL MEMORANDUM

This Technical Memorandum addresses the work performed to date by SLR International Corporation for DTLMU Investors, L.P. at the Downtown Library and Affordable Housing Project site in Santa Cruz, California. The site is currently a parking lot. The results of the environmental noise study conducted at this site are presented in this Technical Memorandum along with an analysis of HUD requirements.

ENVIRONMENTAL NOISE STUDY

General

Sound level measurements were taken at the project site over a 48-hour period starting on April 9, 2024. The purpose of the measurements was to document noise at the site including local vehicle traffic.

Measurement Locations

Long-term sound level measurements were taken at two locations along Lincoln Street and Cedar Street. The first monitor was placed on the northwest corner of the site, and the second monitor was placed on the west side of the lot. An aerial photo (**Figure 1**) showing the project site and the monitor locations is attached.

Measurement Instrumentation

Two Larson Davis Model 831 Type 1 sound level meters were used (serial numbers 1708, and 3220). The meters recorded third-octave band and full-octave band sound levels as well as statistical parameters. The meters collected levels in terms of ten-second sound level averages and recorded statistical parameters on a fifteen-minute basis. The meters hold factory calibration certification traceable to NIST standards. The meters were field calibrated before and after the measurement period using a Larson Davis CAL200 pure tone calibrator, serial number 18332. Microphone windscreens were used for all measurements.

Weather

The temperature ranged from approximately 54 to 74°F during the measurement survey. The skies were clear to partly cloudy. Wind speed ranged from 0 to 9 mph in various directions. The relative humidity ranged from approximately 55 to 88%. The ground conditions at the site were dry.

MEASUREMENT RESULTS

The ten-second sound level averages measured at each position were used to calculate overall daytime average levels, nighttime average levels, and day-night average sound levels, or L_{dn}, for each location. The L_{dn} is an average of the measured sound levels over a 24-hour period where for the hours between 10:00 p.m. and 7:00 a.m. ten decibels are added to the interval levels. The L_{dn} may be thought of as a 24-hour time average with a nighttime penalty of 10 dB(A) added to account for the increased sensitivity to noise of an average listener during nighttime periods. The results from this survey are as follows:

Measurement Location	Description	Daytime Average (L_d)	Nighttime Average (L_n)	Day-Night Average Sound Level (L_{dn})
#1	Northwest	64.2	55.0	64.5
#2	West	61.1	54.1	62.5

Graphs 1 and 2, attached to this report, show the results of the measurement survey. The top section of the graphs displays the ten and fifteen-second average sound levels for each sound monitor during the measurement period. The bottom section of the graph shows the third-octave frequency levels for the ten-second measurement periods. All levels are A-weighted or dB(A). The levels on the graph are primarily from local traffic.

HUD NOISE ASSESSMENT

The HUD site noise requirements fall into three categories for an average day-night sound level (DNL) for a given parcel of land; < 65 dBA (DNL) the site is “acceptable”, between 65 & 75 dBA (DNL) the site is “normally unacceptable”, and >75 dBA (DNL) the site is “unacceptable”. For sites that are “acceptable” no improvements to the site or building façade elements should be required. For sites that are “normally unacceptable”, building façade and / or other site improvements must be shown to reduce sound levels to 65 dBA (DNL) for outside areas and 45 dBA (DNL) for interior spaces.

The DNL at both measurement locations falls below 65 dBA and is therefore considered “acceptable”.

Future (2042) DNL

The Kimley Horn *Transportation Impact Study* report dated December 23, 2022 for this project outlines the predicted 2042 traffic for this project. Based on this study, it is estimated that the DNL at the project boundary will increase by no more than 3 dB. As this future DNL falls within the “normally unacceptable” category, STraCAT analysis has been performed at the two measurement locations.

Measurement Location	Description	Future (2042) HUD Assessment Noise Source Level (DNL, dBA)	HUD Minimum Required Sound Attenuation (dB)	HUD STraCAT Calculated Attenuation (dB)
#1	Northwest	68	26	**35.0**
#2	West	66	25	**31.5**

As shown in the above table, the **HUD minimum required sound attenuation is exceeded by the scheduled construction elements**.

Closure

Sound level measurements were recorded at the Downtown Library and Affordable Housing Project site in Santa Cruz, California. The Day Night Average Sound Level was determined to be DNL 64.5 and 62.5 dB(A) at the measurement locations. Based on projected traffic level changes, a Year 2042 DNL of 68 and 66 dB(A) is predicted at the measurement locations. STraCAT analysis was performed for residential units at the two NSA locations. **The HUD minimum required sound attenuation is exceeded by the scheduled construction elements**.

This concludes this Technical Memorandum. Please call if you have any questions or comments.

Regards,

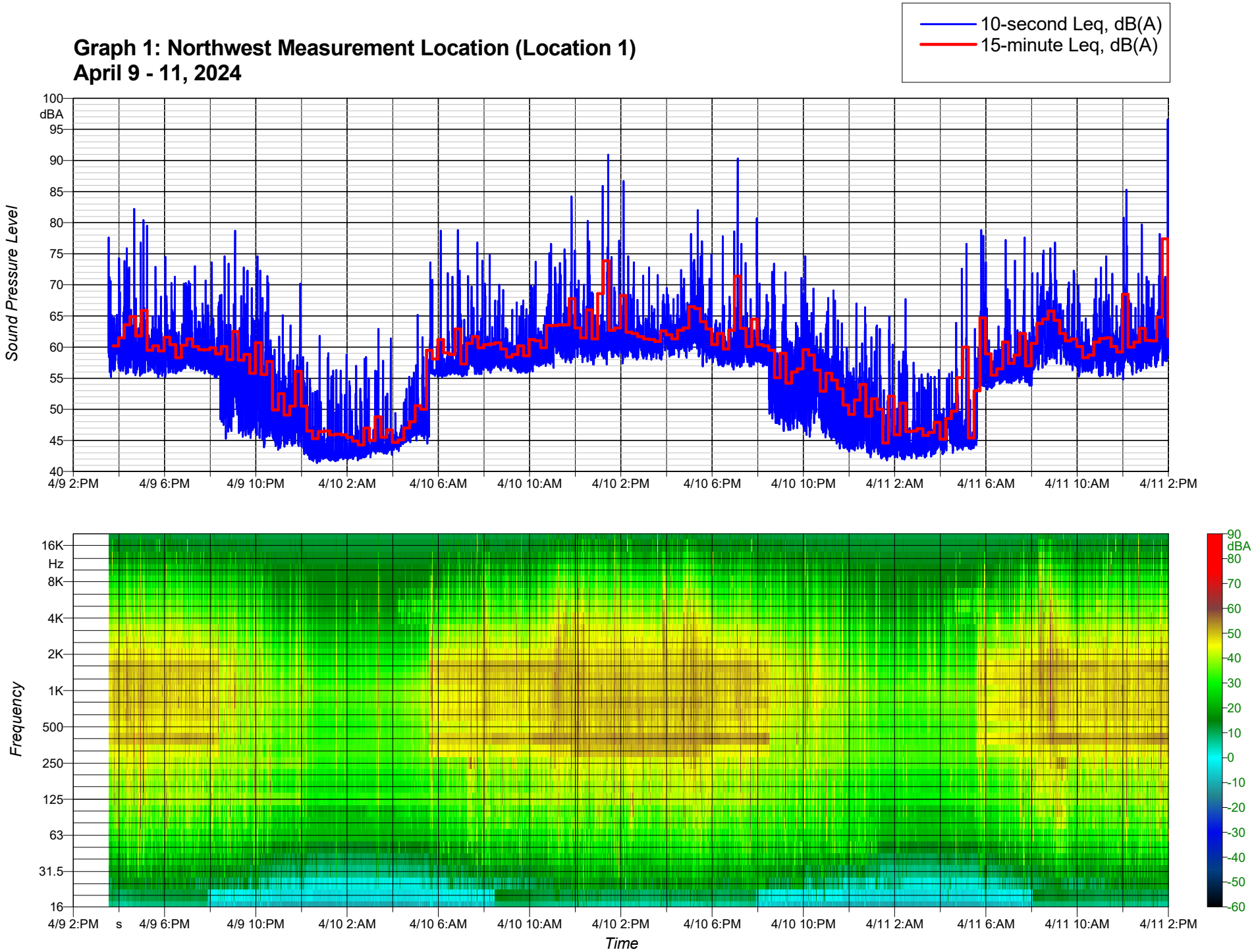
SLR International Corporation

Nicholas A Block, P.E.
Principal
nblock@slrconsulting.com

Attachments Figure 1
Graphs 1 and 2
STraCAT Analysis
W3.1 Partition STC Calculations


Figure 1 - Environmental Noise Study
Downtown Library and Afffordable Housing Project
Legend
DLAHP Site
Measurement Location (ML)
N
Lincoln St
Northwest ML
Cedar St
West ML
Cathcart St
Google Earth
200 ft

Graph 1: Northwest Measurement Location (Location 1)
April 9 - 11, 2024



DTLMU Investors, L.P. - Downtown Library & Affordable Housing Project

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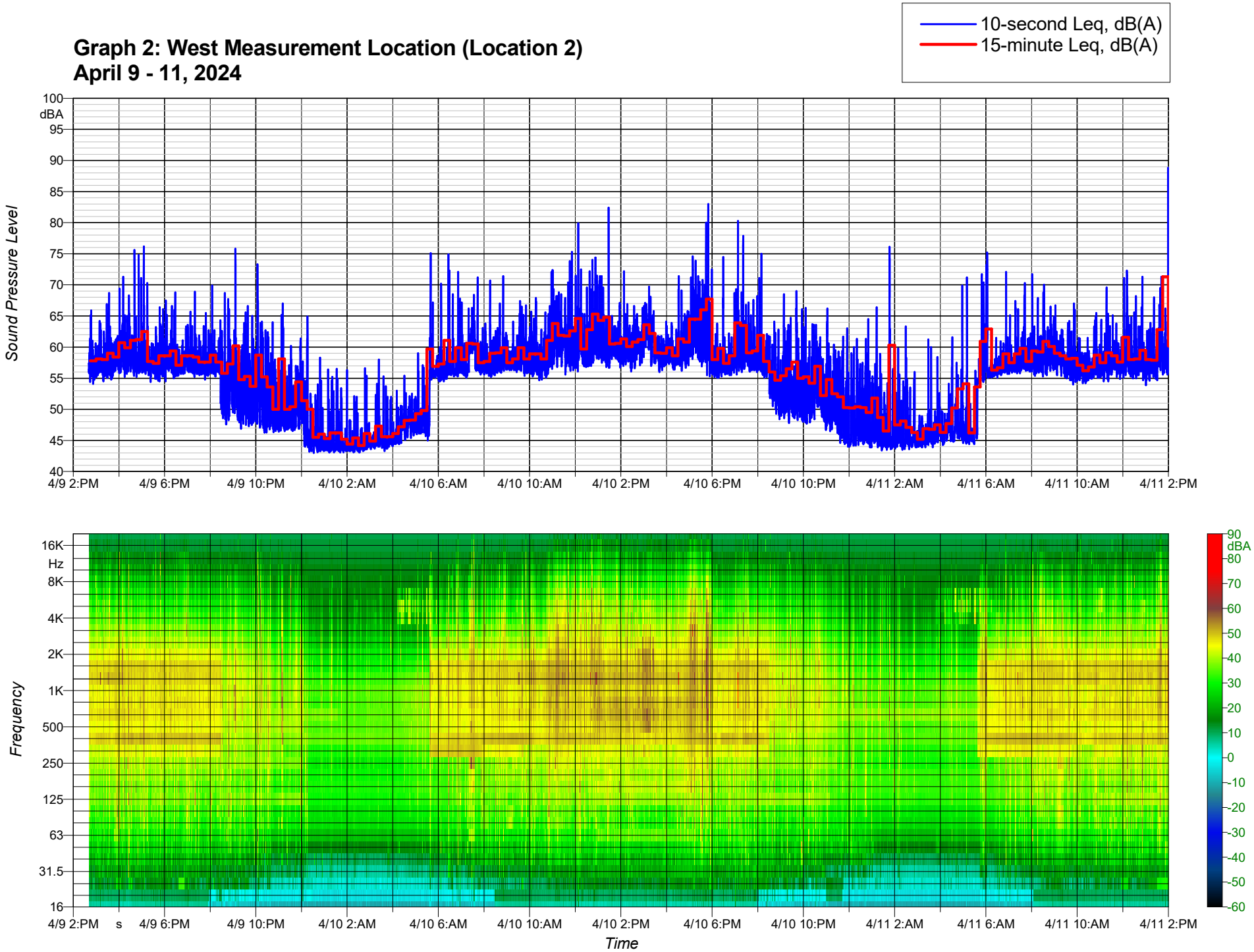
Graph 2: West Measurement Location (Location 2)
April 9 - 11, 2024



DTLMU Investors, L.P. - Downtown Library & Affordable Housing Project

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Sound Transmission Classification Assessment Tool (STraCAT)

Overview

The Sound Transmission Classification Assessment Tool (STraCAT) is an electronic version of Figures 17 and 19 in The HUD Noise Guidebook. The purpose of this tool is to document sound attenuation performance of wall systems. Based on wall, window, and door Sound Transmission Classification (STC) values, the STraCAT generates a composite STC value for the wall assembly as a whole. Users can enter the calculated noise level related to a specific Noise Assessment Location in front of a building façade and STraCAT will generate a target required attenuation value for the wall assembly in STC. Based on wall materials, the tool will state whether the composite wall assembly STC meets the required attenuation value.

How to Use This Tool

Location, Noise Level and Wall Configuration to Be Analyzed
STraCAT is designed to calculate the attenuation provided by the wall assembly for one wall of one unit. If unit exterior square footage and window/door configuration is identical around the structure, a single STraCAT may be sufficient. If units vary, at least one STraCAT should be completed for each different exterior unit wall configuration to document that all will achieve the required attenuation. Additionally, if attenuation is not based on a single worst-case NAL, but there are multiple NALs which require different levels of attenuation around the structure, a STraCAT should be completed for each differing exterior wall configuration associated with each NAL.

Exterior wall configurations associated with an NAL include those with parallel (facing) or near-parallel exposure as well as those with perpendicular exposure. When a façade has parallel or perpendicular exposure to two or more NALs, you should base the required attenuation on the NAL with the highest calculated noise level. For corner units where the unit interior receives exterior noise through two facades, the STraCAT calculation should incorporate the area of wall, window and door materials pertaining to the corner unit's total exterior wall area (i.e., from both walls).

Information to Be Entered
Users first enter basic project information and the NAL noise level that will be used as the basis for required attenuation. This noise level must be entered in whole numbers. STraCAT users then enter information on wall, window and door component type and area. Again, as noted above, the wall, window and door entries are based on one unit, and one wall (except for corner units as discussed above). The tool sums total wall square footage based on the combined area of walls, doors and windows for the façade being evaluated.

Users may input STC values for materials in one of two ways. The tool includes a dropdown menu of common construction materials with STC values prefilled. If selected construction materials

manually. Verification of the component STC must be included in the ERR. Documentation includes the architect or construction manager's project plans showing wall material specifications. For new construction or for components that will be newly installed in an existing wall, documentation also includes the manufacturer's product specification sheet (cut sheet) documenting the STC rating of selected doors and windows.

Required STC Rating and Determination of Compliance

Finally, based on project information entered the tool will indicate the required STC rating for the wall assembly being evaluated and whether or not the materials specified will produce a combined rating that meets this requirement. Note that for noise levels above 75 dB DNL, either HUD (for 24 CFR Part 50 reviews) or the Responsible Entity (for 24 CFR Part 58 reviews) must approve the level and type of attenuation, among other processing requirements. Required attenuation values generated by STraCAT for NALs above 75 dB DNL should therefore be considered tentative pending approval by HUD or the RE.

Part I - Description

Project

DLAHP

Sponsor/Developer

Echelcon

Location

3-BD Unit at NSA #1

Prepared by

Nick Block, P.E.

Noise Level

68

Date

6/19/2024

Primary Source(s)

Lincoln Street

Part II - Wall Components

Wall Construction Detail	Area	STC
W3.1	162	43

Add new wall

	162 Sq. Feet	43

Window Construction Detail	Quantity	Sq Ft/Unit	STC
Glazing 301	2	14	28

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	162 ft^2
Wall STC:	43

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	2	**28 ft^2**	**17.28%**
Doors:	0	**0 ft^2**	**0%**

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	**68**
Combined STC for wall assembly:	**35.01**
Required STC rating:	**26**
Does wall assembly meet requirements?	**Yes**

Print

Part 4 - Tips

What do you do if the preferred wall design is not sufficient to achieve the required attenuation? Another wall design with more substantial materials will work, but may not be the most cost-effective solution. Try adding some other elements for just a little more attenuation.

For example:

- Staggering the studs in a wall offers approximately 4dB of additional protection.
- Increasing the stud spacing from 16" on center to 24" can increase the STC from 2-5dB.
- Adding a 2" air space can provide 3dB more attenuation.
- Increasing a wall's air space from 3" to 6"can reduce noise levels by an additional 5dB.
- Adding a layer of ½" gypsum board on "Z" furring channels adds 2dB of attenuation.
- Using resilient channels and clips between wall panels and studs can improve the STC from 2-5dB.
- Adding a layer of ½" gypsum board on resilient channels adds 5dB of attenuation.
- Adding acoustical or isolation blankets to a wall's airspace can add 4-10dB of attenuation.
- A 1" rockwool acoustical blanket adds 3dB to the wall's STC.
- Filling the cells of lightweight concrete masonry units with expanded mineral loose-fill insulation adds 2dB to the STC.

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Part I - Description

Project

DLAHP

Sponsor/Developer

Echelcon

Location

1-BD Unit at NSA #2

Prepared by

Nick Block, P.E.

Noise Level

66

Date

6/19/2024

Primary Source(s)

Cedar Street

Part II - Wall Components

Wall Construction Detail	Area	STC
W3.1	70	43

Add new wall

	70 Sq. Feet	43

Window Construction Detail	Quantity	Sq Ft/Unit	STC
Glazing 302	1	27	28

Add new window

Door Construction Detail	Quantity	Sq Ft/Unit	STC

Add new door

Part III - Results

Wall Statistics

Stat	Value
Area:	70 ft^2
Wall STC:	43

Aperture Statistics

Aperture	Count	Area	% of wall
Windows:	1	**27 ft^2**	**38.57%**
Doors:	0	**0 ft^2**	**0%**

Evaluation Criteria

Criteria	Value
Noise source sound level (dB):	**66**
Combined STC for wall assembly:	**31.92**
Required STC rating:	**25**
Does wall assembly meet requirements?	**Yes**

Print

Part 4 - Tips

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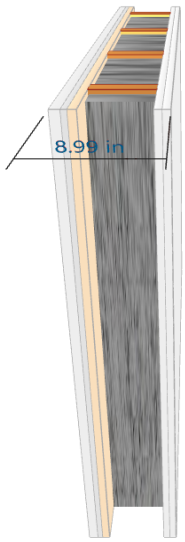
Sound Insulation Prediction (v9.0.23)

Margin of error is generally within STC ±3 dB
- Key No. 1841
Job Name:
Job No.: Initials:nblock
Date:6/14/2024
File Name:

Notes:



STC 43
OITC 33

Mass-air-mass resonant frequency = =33 Hz

Panel Size = 8.9 ft x 13.1 ft

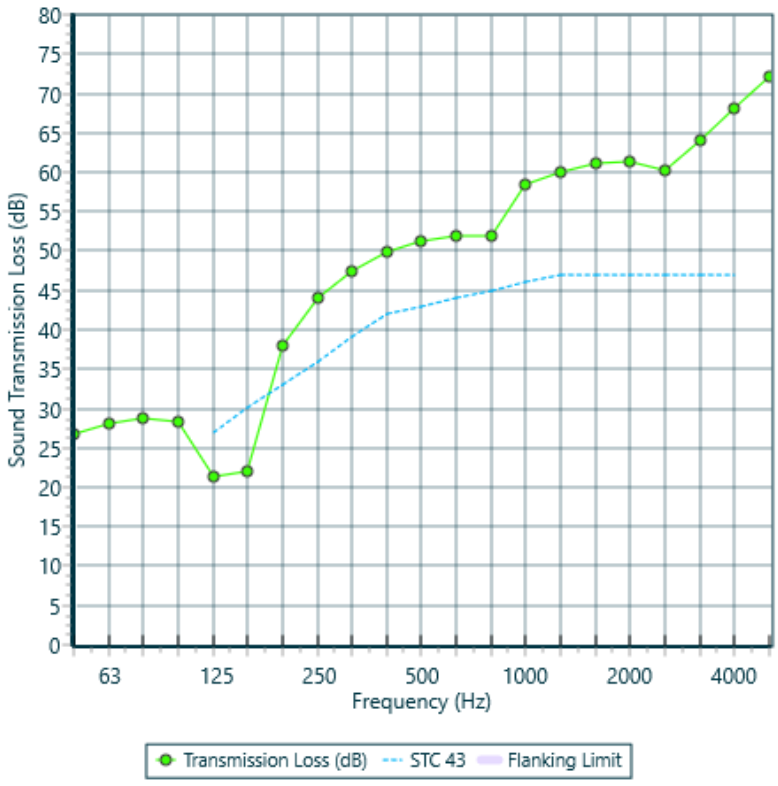
Partition surface mass = 19 lb/ft2

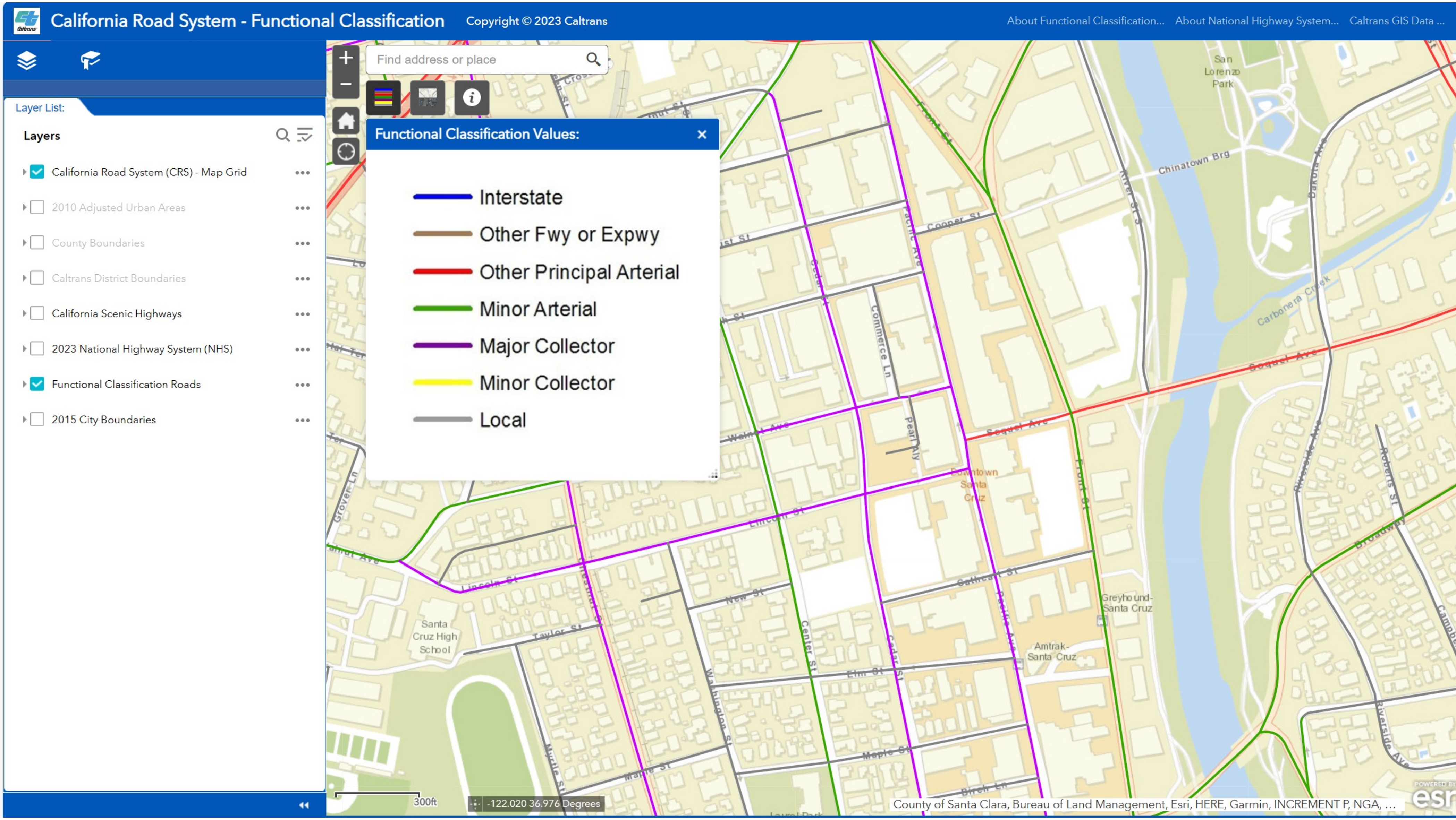
System description

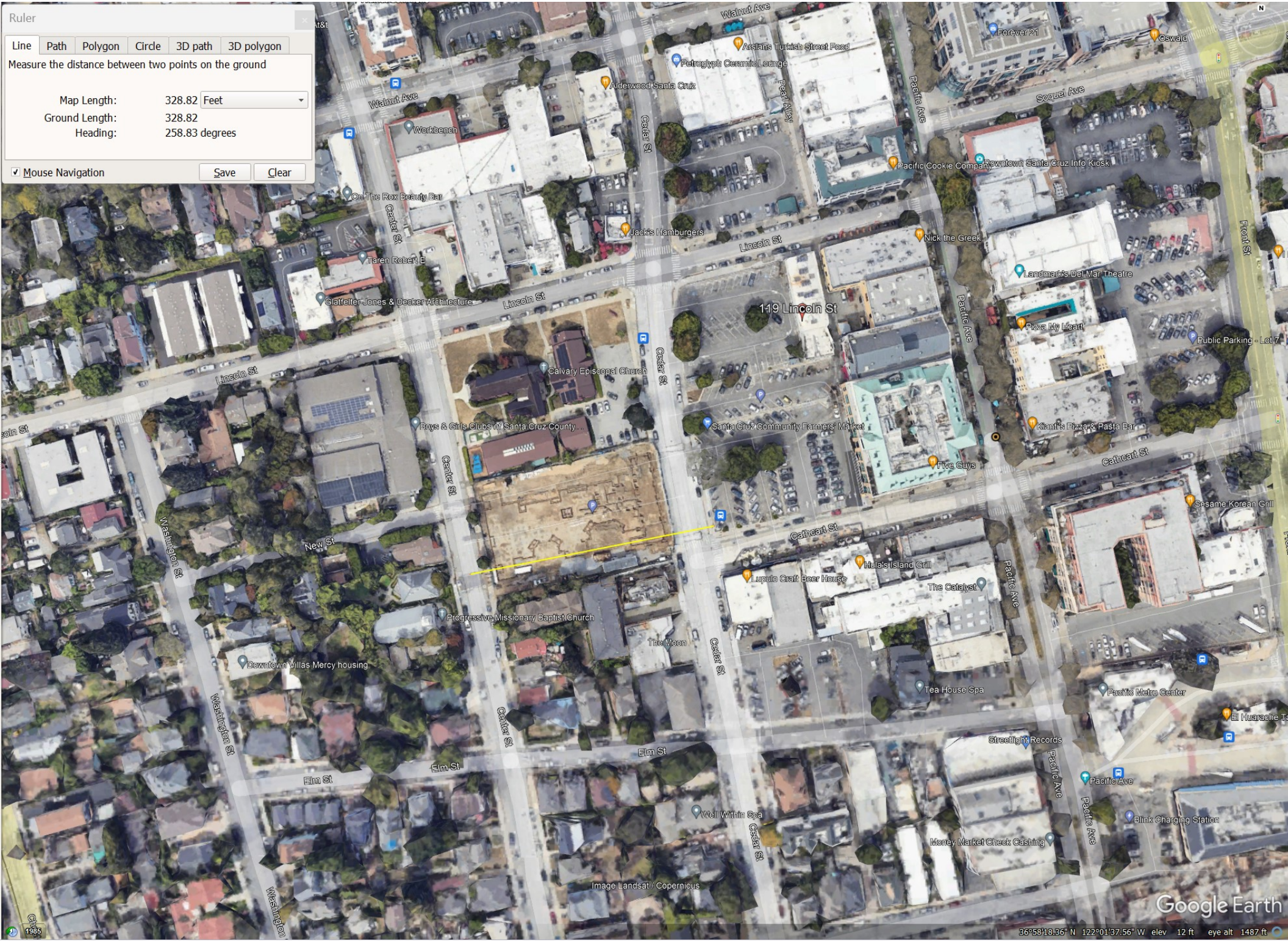
Panel 1 : 1 x 0.874 in -Coat Plaster (sand:gypsum =3:1)
+ 1 x 0.689 in Plywood
+ 1 x 0.5 in DensGlass® Sheathing Georgia Pa

Frame: Timber stud (5.7 in x 1.8 in), Stud spacing 16 in ; Cavity Width 5.67 in , 1 x fiberglass (1.4 lb/ft3) Thickness 6.0 in
Panel 2 : 2 x 0.626 in Type X Gypsum Board

freq.(Hz)	TL(dB)	TL(dB)
50	27	
63	28	28
80	29	
100	28	
125	21	23
160	22	
200	38	
250	44	41
315	48	
400	50	
500	51	51
630	52	
800	52	
1000	58	55
1250	60	
1600	61	
2000	61	61
2500	60	
3150	64	
4000	68	67
5000	72	




California Road System - Functional Classification
Copyright © 2023 Caltrans
About Functional Classification...
About National Highway System...
Caltrans GIS Data ...
Layer List:
Layers
California Road System (CRS) - Map Grid
2010 Adjusted Urban Areas
County Boundaries
Caltrans District Boundaries
California Scenic Highways
2023 National Highway System (NHS)
Functional Classification Roads
2015 City Boundaries
Find address or place
Functional Classification Values:
Interstate
Other Fwy or Expwy
Other Principal Arterial
Minor Arterial
Major Collector
Minor Collector
Local
300ft
-122.020 36.976 Degrees
County of Santa Clara, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, NGA, ...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Polygon
Circle
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Measure the distance between two points on the ground
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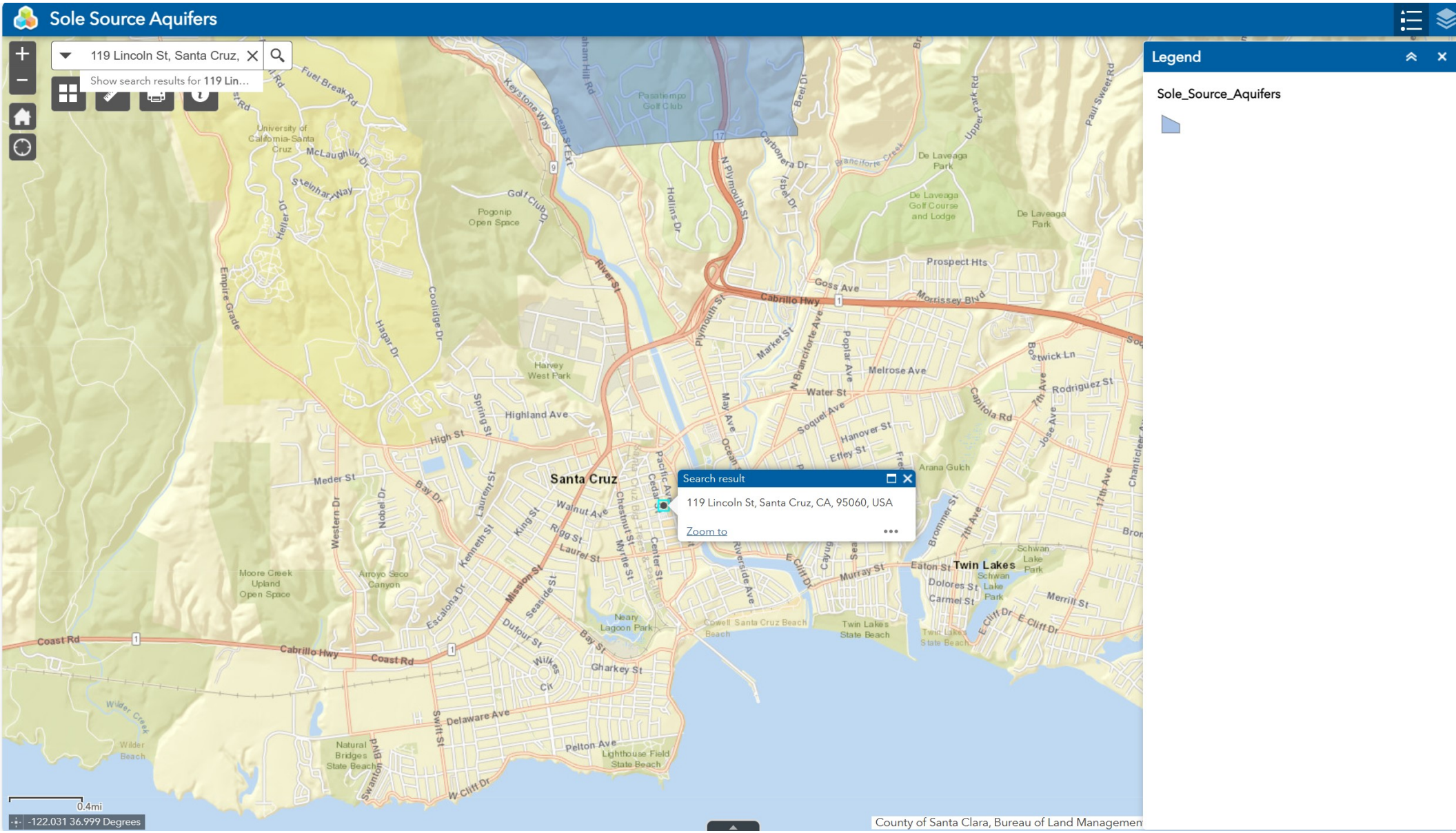
Mouse Navigation
Save
Clear
119 Lincoln St
Walnut Ave
Cedar St
Pacific Ave
Soquel Ave
Lincoln St
Center St
Front St
Elm St
New St
Washington St
Cathcart St
Pearl Alley
Forever 21
Oswald
Arslans Turkish Street Food
Petroglyph Ceramic Lounge
Alderwood Santa Cruz
Workbench
Pacific Cookie Company
Downtown Santa Cruz Info Kiosk
On The Rox Beauty Bar
Jacks Hamburgers
Nick the Greek
Tiaren Robert E
Glatfelter Jones & Decker Architecture
Landmarks Del Mar Theatre
Pizza My Heart
Public Parking - Lot 7
Calvary Episcopal Church
Boys & Girls Clubs of Santa Cruz County...
Santa Cruz Community Farmers' Market
Kianti's Pizza & Pasta Bar
Five Guys
Sesame Korean Grill
Hula's Island Grill
Lupulo Craft Beer House
The Catalyst
Progressive Missionary Baptist Church
The Moon
Downtown Villas Mercy housing
Tea House Spa
Pacific Metro Center
Streetlight Records
Well Within Spa
Money Market Check Cashing
Blink Charging Station
Image Landsat / Copernicus
Google Earth
36°58'18.36" N 122°01'37.56" W elev 12 ft eye alt 1487 ft


Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length: 906.95 Feet
Ground Length: 906.94
Heading: 171.29 degrees
Mouse Navigation
Save
Clear
119 Lincoln St
Santa Cruz Riverwalk Park
Mimi De Marta Park
Laurel Park
Google Earth


Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length: 536.51 Feet
Ground Length: 536.52
Heading: 78.89 degrees
Mouse Navigation
Save
Clear
119 Lincoln St
Cathcart St
Pacific Ave
Front St
Cedar St
Center St
Lincoln St
Walnut Ave
Soquel Ave
Laurel St
Maple St
Elm St
Chestnut St
Washington St
San Lorenzo River
Santa Cruz Riverwalk
Santa Cruz Riverwalk Park
Mimi De Marta Park
Laurel Park
Broadway
Riverside Ave
San Lorenzo Blvd
Santa Cruz Museum of Art & History
Trader Joe's
CVS
Civic Auditorium
Walnut Commons
Pacific Cookie Company
I Love Sushi
Pizza My Heart
Calvary Episcopal Church
Boys & Girls Clubs of Santa Cruz County
Sesame Korean Grill
Oyuki sushi Peruvian & Japanese fusion
Hula's Island Grill
The Catalyst
Progressive Missionary Baptist Church
El Huarache Taqueria
Sherwin-Williams Paint Store
Well Within Spa
Zachary's
Bagelry
Far West Fungi
Fosters Freeze
ACE Hardware
Kaiser Permanente Arena
Santa Cruz High School Soccer Field
Santa Cruz High Field
Travis Ross Surfboards
Speech Therapy Santa Cruz
7-Eleven
De La Hacienda Taqueria
Hernandez Market II
The Salvation Army Santa Cruz Corps
Hinds Victorian Guest House
Walnut Avenue Family & Women's Center
On The Rox Beauty Bar
The Penny Ice Creamery
Royal Taj India Cuisine
Hindquarter Bar & Grille
Good Times
Hotel Solares
Mike Fox Skate Park
Yan Flower
Firefly Coffee House
River's Edge Complex
Image Landsat / Copernicus
Google Earth
36°58'23.09" N 122°01'44.20" W elev 49 ft eye alt 3295 ft


Sole Source Aquifers
119 Lincoln St, Santa Cruz,
Show search results for 119 Lin...
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Twin Lakes
Cabrillo Hwy
Coast Rd
Highland Ave
Water St
Soquel Ave
Mission St
Bay St
Delaware Ave
Pelton Ave
W Cliff Dr
Harvey West Park
Pogonip Open Space
Natural Bridges State Beach
Lighthouse Field State Beach
Twin Lakes State Beach
Cowell Santa Cruz Beach
Neary Lagoon Park
Schwan Lake Park
Arana Gulch
Prospect Hts
De Laveaga Park
De Laveaga Golf Course and Lodge
Pasatiempo Golf Club
University of California-Santa Cruz
Moore Creek Upland Open Space
Arroyo Seco Canyon
Wilder Beach
0.4mi
-122.031 36.999 Degrees
County of Santa Clara, Bureau of Land Management

U.S. Fish and Wildlife Service
National Wetlands Inventory

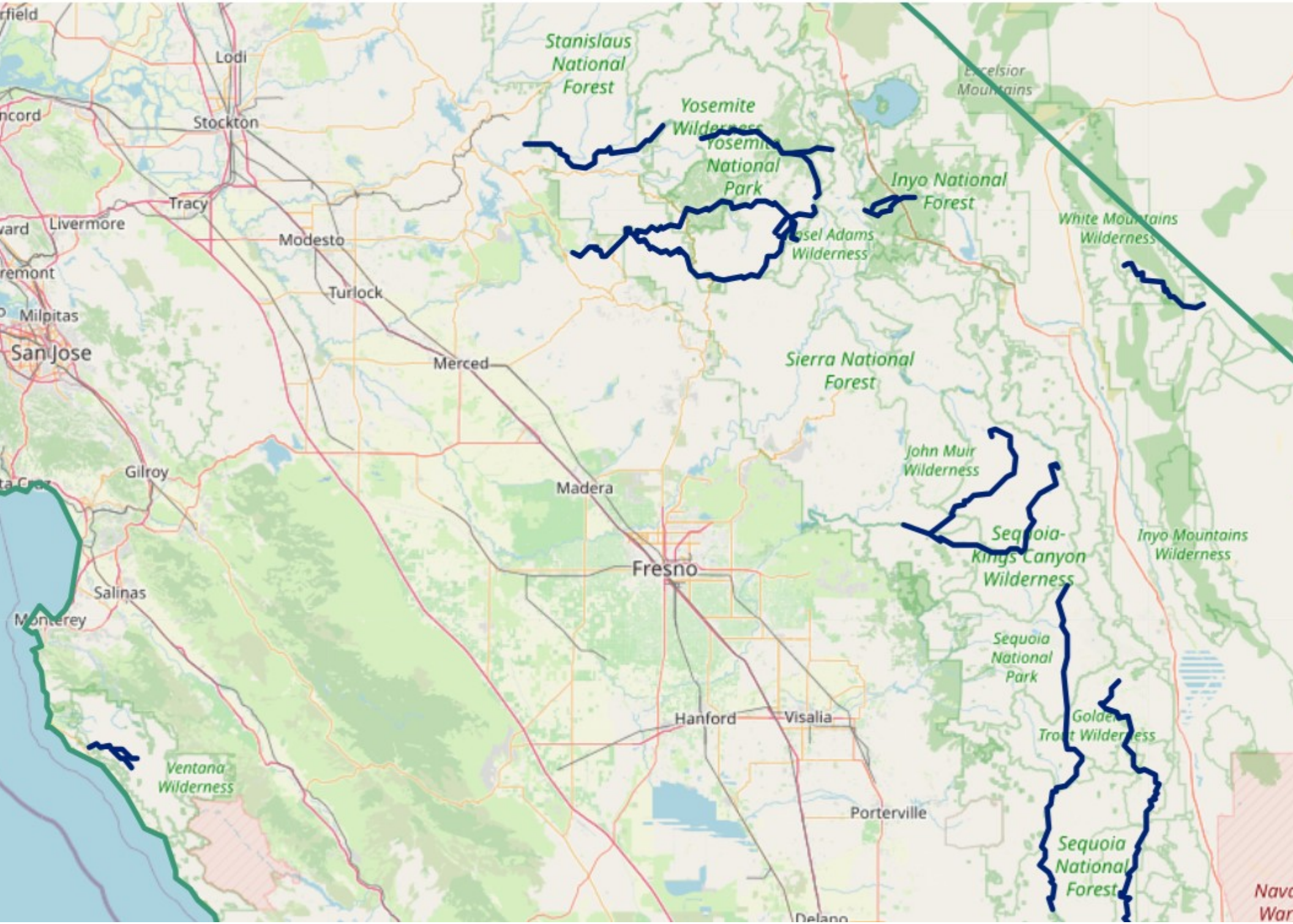
No Wetlands

December 5, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

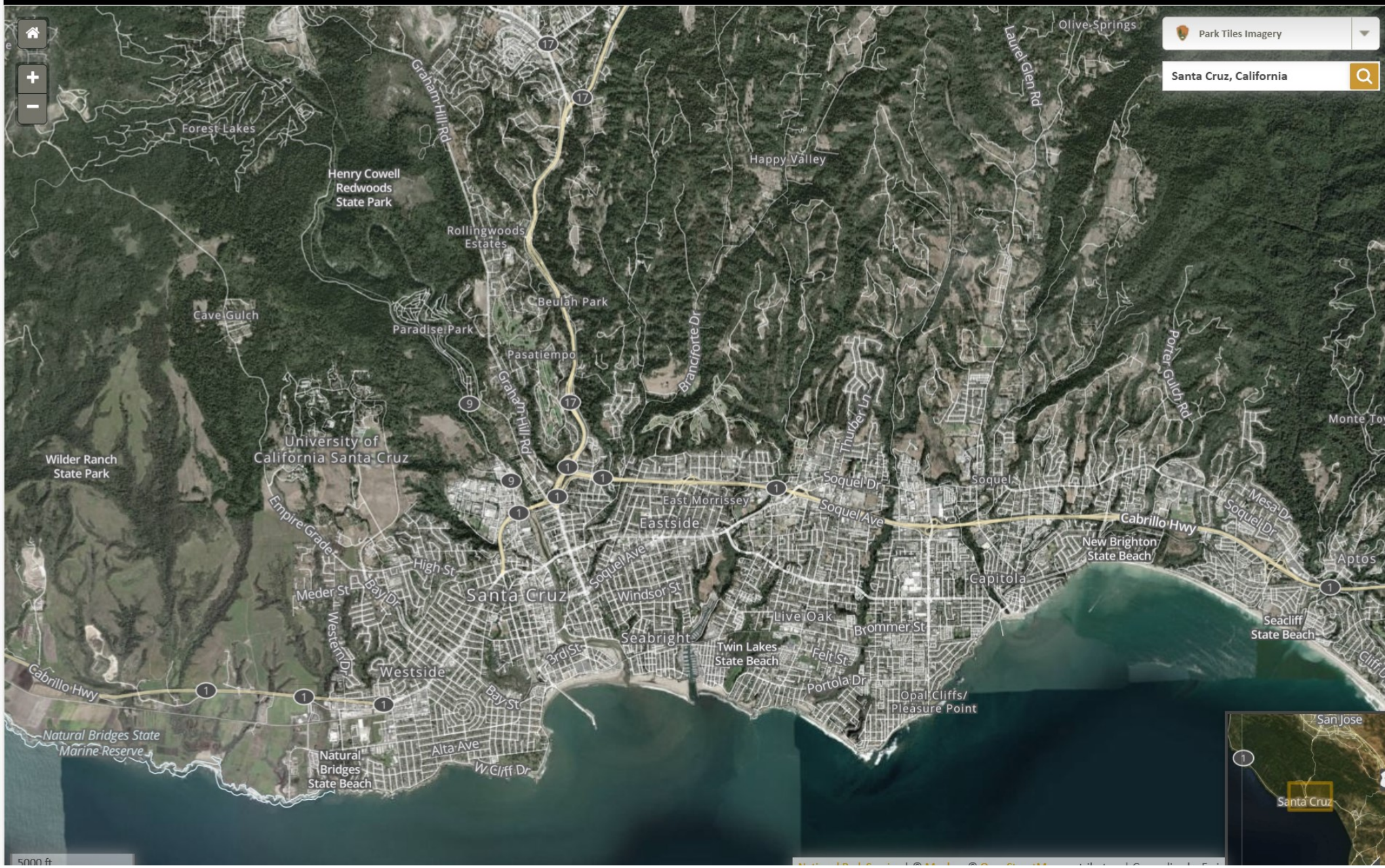
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.


Stanislaus National Forest
Yosemite Wilderness
Yosemite National Park
Inyo National Forest
Excelsior Mountains
White Mountains Wilderness
Ansel Adams Wilderness
Lodi
Stockton
Tracy
Livermore
Modesto
Turlock
Milpitas
San Jose
Merced
Sierra National Forest
John Muir Wilderness
Gilroy
Madera
Fresno
Sequoia-Kings Canyon Wilderness
Inyo Mountains Wilderness
Salinas
Monterey
Sequoia National Park
Hanford
Visalia
Golden Trout Wilderness
Ventana Wilderness
Porterville
Sequoia National Forest
Delano

Nationwide Rivers Inventory

This is a listing of more than 3,200 free-flowing river segments in the U.S. that are believed to possess one or more "outstandingly remarkable" values.

National Park Service
U.S. Department of the Interior



OMB No. 2506-0177
(exp.2/28/2025)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-1000

This Worksheet was designed to be used by those "Partners" (including Public Housing Authorities, consultants, contractors, and nonprofits) who assist Responsible Entities and HUD in preparing environmental reviews, but legally cannot take full responsibilities for these reviews themselves. Responsible Entities and HUD should use the RE/HUD version of the Worksheet.

Environmental Justice (CEST and EA) – PARTNER

https://www.hudexchange.info/environmental-review/environmental-justice

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. **Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

   ☐Yes → *Continue to Question 2.*

   ☒No → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. **Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

   ☐Yes

   Explain:

   Click here to enter text.

   → *The RE/HUD must work with the affected low-income or minority community to decide what mitigation actions, if any, will be taken. Provide any supporting documentation.*

   ☐No

   Explain:

   Click here to enter text.

   → *If the RE/HUD agrees with this recommendation, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Provide a full description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your program or region

Include all documentation supporting your findings in your submission to HUD.

The project site is suitable for its proposed use; and the project won't be adversely affected by any pre-existing environmental conditions. All environmental factors can and will be mitigated as necessary.

- One structure on site is to be demolished – a limited asbestos survey identified no ACM but mirror mastic and roofing was not sampled and are assumed to contain ACM until sampled and shown otherwise. As such, those items will be required to be sampled prior to demolition of the building

- All local, state and federal requirements for handling, removal and worker protection are required to be adhered to, include permits, chain-of-custody, and disposal in a location approved for said materials if sampling identifies ACM in the previously unsampled areas.

-Future noise levels are projected to slightly exceed 65 dBA which will require mitigation to ensure that indoor noise levels do not exceed DNL 45 dBA.

- The project is located in flood zone AE and will be elevated out of the flood zone or flood proofed to a minimum of 2' above BFE. All residential units will be above the BFE.

As all issues will be mitigated, they will not present environmental issues for future residents. There are no other issues identified in the Environmental Assessment that would have an adverse effect on project residents and, therefore, there are no factors that will have environmental impacts disproportionally high for low-income and/or minority residents.

- Regardless of population group served, the population will not be affected disproportionately by environmental issues.

- Additionally, the project will benefit the minority and low-income populations by bringing much needed affordable housing units to the neighborhood and community.

- See Attach O: Environmental Justice