



Environmental Noise Assessment

212 Armory Drive Affordable Housing

City of Placerville, California

April 29, 2022

Project #210718

Prepared for:



NCE

501 Canal Boulevard, Suite I
Pt. Richmond, CA 94804

Prepared by:

Saxelby Acoustics LLC

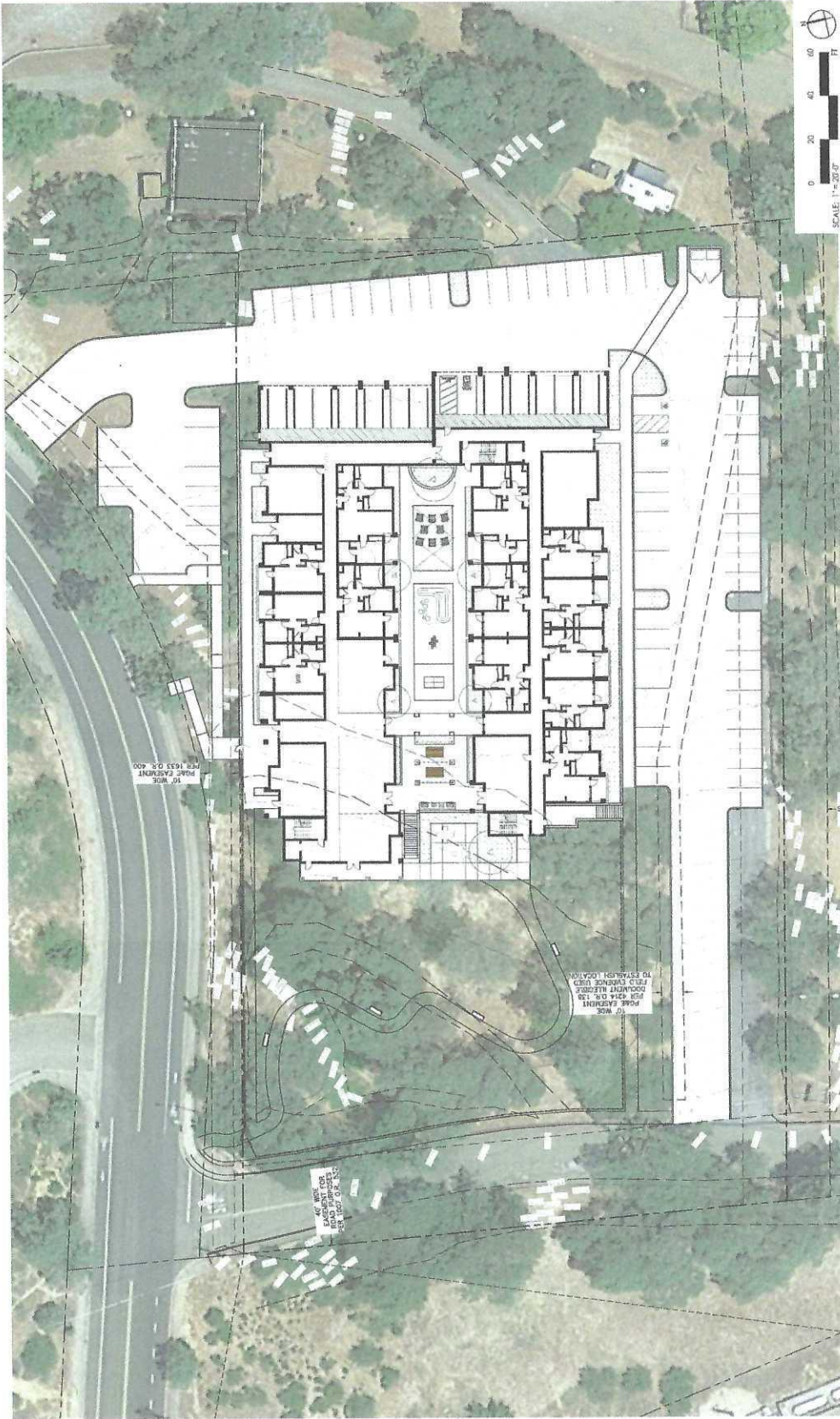


Luke Saxelby, INCE Bd. Cert.

Principal Consultant

Board Certified, Institute of Noise Control Engineering (INCE)

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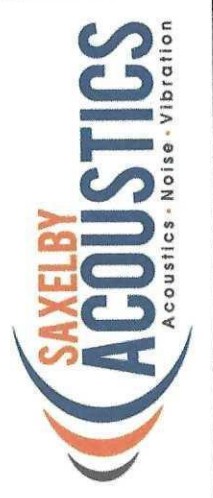


LPFS
Architecture + Design

SITE PLAN 212 ARMORY DR. APTS | Placerville, CA **A.04**
PROJECT NO. 1369-0002 March 1, 2022



212 Armory Drive Affordable Housing
City of Placerville, California
Figure 1
Project Site Plan



212 Armory Drive Affordable Housing

City of Placerville, California

Figure 3

Transportation and Stationary Noise
Contours (dBA L_{dn})

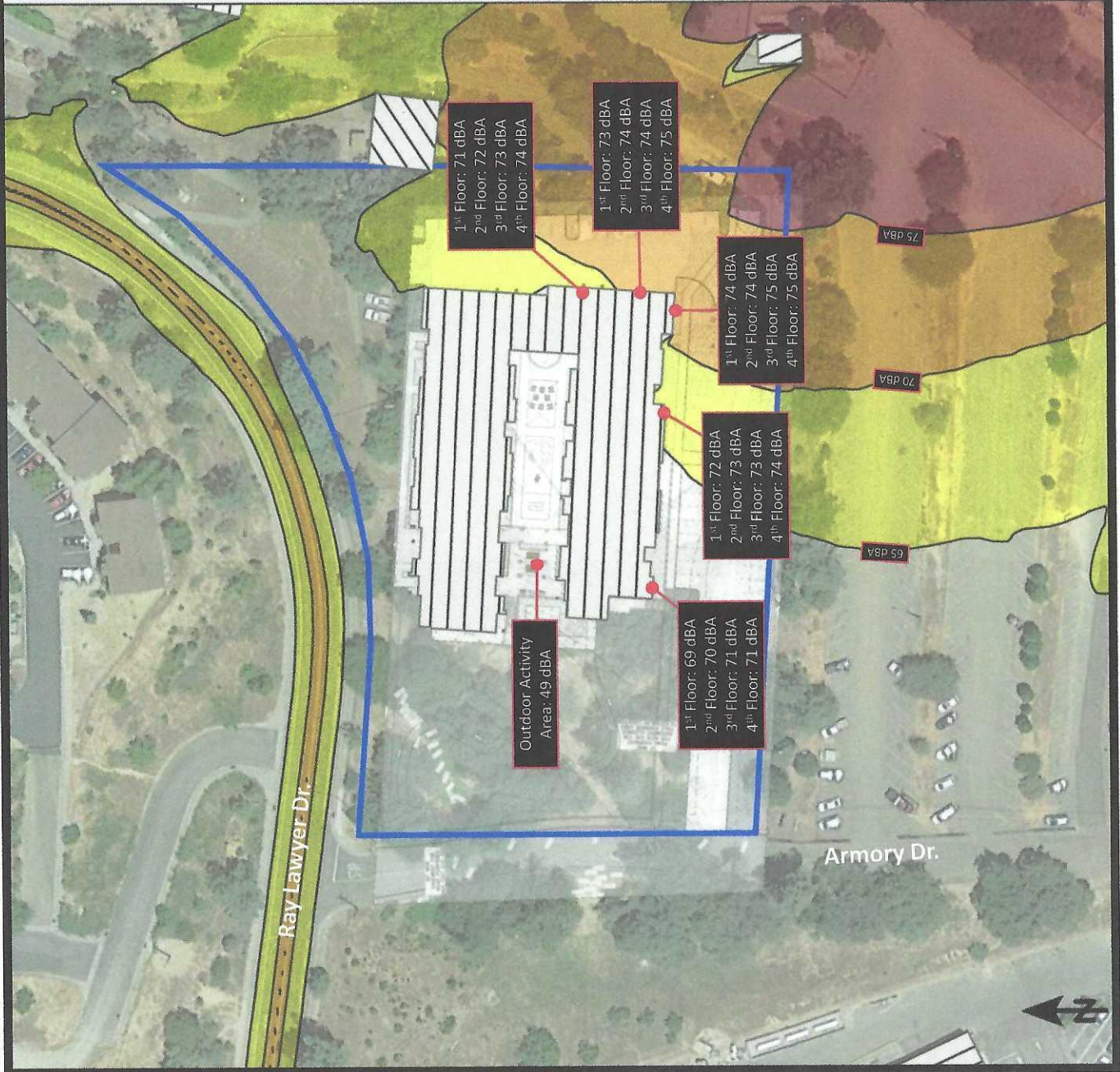
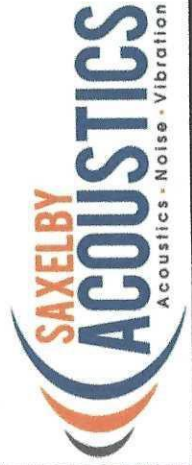
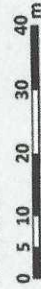
Signs and symbols

-  Project Boundary
-  Building

Levels in dB(A)



1 : 1100





Jamboree

1-16-24

To: El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

From: Katherine McFadden
Vice President, Northern California
Jamboree Housing Corporation
555 Capitol Mall Suite 625
Sacramento, CA 95814

Re: **The Clementine, 212 Armory Drive, Placerville, CA**

Background

Jamboree Housing Corporation (“Jamboree”) is proposing to develop an 83-unit apartment development at 212 Armory Drive called “The Clementine” in the City of Placerville. The 212 Armory Drive site (APN 325-280-003) is a state-owned property participating in the Governor’s Executive Order N-06-19, which makes excess state-owned land available for affordable housing development to address California’s acute housing crisis. Jamboree was selected to develop the state-owned excess property in April 2021 under a competitive RFQ/P process administered by the State Department of General Services (“DGS”) and the Department of Housing and Community Development (“HCD”). The State will lease the site to Jamboree.

The Clementine has been awarded over \$14 million in capital funds from HCD under their Infill Infrastructure Grant (“IIG”) and the Excess Sites Local Government Matching Grants (“LGMG”) Programs, as well as an award of 15 Project-Based Vouchers from the County of El Dorado Health and Human Services Agency (“HHS”). Jamboree’s goal is to assemble the remaining necessary financing to start construction in 2025.

The development of The Clementine will achieve the State’s goal of increasing affordable housing units to address the critical housing shortage. Also, it will meet the City of Placerville’s and El Dorado County’s Regional Housing Needs Allocation (RHNA) requirements. Specifically, the Cycle 6 Housing Element for the City of Placerville identifies the Armory Site as a potential housing location for Low- and Very Low-Income households to fulfill RHNA obligations under State Housing Law. The Clementine will bring affordable workforce housing to a City and County in explicit need of affordable housing for the local population.

The Clementine site is a rare, even unique opportunity to develop new affordable housing near local amenities such as retail, transit, schools, the library, and the Boys and Girls Club. The location is ideal for the livability of future residents. Additionally, this site is close to jobs including the County Administrative offices and abundance of big box retailers within the ½ mile radius. These factors are also crucial in leveraging funding sources that will make this project both feasible and successful.

The Clementine will serve a broad range of income levels furthering the State, City and County's goal to have a better jobs and housing balance as articulated in the Strategic Plan Goals of the El Dorado County for Economic Development. This strategic goal simply states to, "Provide attainable housing options – balance jobs with housing". The vision for The Clementine is to do just that - provide housing for entry level workers at the local retail and County offices while providing a service enriched environment with a wide array of child and adult services that will support working families and individuals.

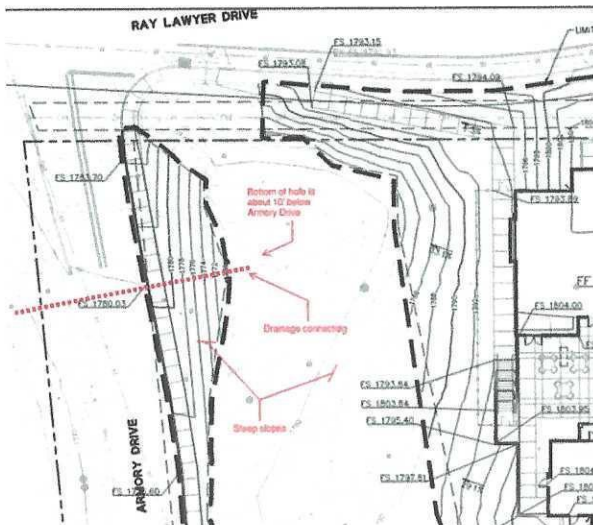
After significant study, we identified a small parcel of land (APN 325-240-011) which will be critical to the success of the project, if transferred from El Dorado County to HCD (the "County Parcel"). Adding the County Parcel will allow for two points of entry to the site for emergency response, enable traffic to use Ray Lawyer Drive, and provide the opportunity for 10 additional parking spaces, not otherwise possible on the State site. At the November 16, 2021, Board of Supervisors meeting, the Board found and declared the County Parcel as exempt surplus land and authorized the Chief Administrative Office (CAO) to enter into negotiations with the State of California.

On August 24, 2023, we received the following requests from the Board via email:

1. Egress to Armory Drive restricted to right turn only.
2. County structure located on parcel – to be moved or replaced in kind (to another County owned property).
3. Establish the necessary additional parking at the location fronting Armory Drive.
4. Build sound wall on State parcel that faces the racetrack.
5. County to vacate easement through State parcel (concession).

We are sincerely grateful to receive these thoughtful opportunities to improve this important project. We appreciate the County's willingness to partner with Jamboree and the State to address the affordable housing crisis by supporting The Clementine, a new high-quality sustainable affordable housing for working families in the City of Placerville which aligns with the County's Strategic Plan.

Following, we have responded to these requests. Our goal is to work together to continue to identify satisfactory solutions for all these points. The Jamboree team is available to discuss any of these points further at any time.



4. *Build sound wall on State parcel that faces the racetrack.*

As part of the CEQA (California Environmental Quality Act) process, an acoustical analysis was performed by Saxelby Acoustics, which included testing while an event was occurring at the racetrack. HUD has exterior and interior noise level standards which the project must adhere to, including an interior noise level of 45 dBA, which is a 30 dBA reduction in noise relative to the exterior. For reference, 50 dBA is the noise from a dishwasher.

The acoustical expert recommended these solutions as an effective way to improve the interior noise environment and provide a comfortable living environment for residents. A sound wall is not necessary to comply with the HUD noise standards for residential housing and is not part of the project scope.

In order to achieve the reduction in noise, we will implement the following measures on the units facing the racetrack, as noted in the Mitigated Negative Declaration (MND):

1. Windows will have a minimum STC rating of 38 for bedrooms and 44 for living rooms (the windows will be extra thick).
2. Exterior doors will have a minimum STC rating of 39 (the doors will be extra dense).
3. Exterior finish shall be stucco with sheathing.
4. Interior gypsum at exterior walls shall be 5/8" on resilient channel or 5/8" on staggered stud wall assembly.
5. Ceiling gypsum shall be 5/8".
6. Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired.
7. No PTAC's shall be used.



County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Tiffany Schmid
Chief Administrative Officer

Phone (530) 626-5530

February 23, 2024

Katherine McFadden
Vice President, Northern California
Jamboree Housing Corporation
555 Capitol Mall, Suite 625
Sacramento, CA 95814

RE: The Clementine, 212 Armory Drive, Placerville, CA

Dear Ms. McFadden,

The County received your response to the County's requests regarding the Clementine project. The County requested the following:

1. Egress to Armory Drive restricted to right turn only
2. County structure located on parcel to be moved to another County-owned property or replace in kind
3. Establish the necessary additional parking at the location fronting Armory Drive
4. Build a sound wall on State parcel that faces the racetrack

In exchange for these requests the County was willing to transfer the County-owned parcel (APN 325-240-011) to the State and vacate the County's easement that runs through the State parcel at no compensation to the County.

In your response, Jamboree was willing to explore other options but did not agree to requests 1-4. The County has made a good faith effort to negotiate with the State and Jamboree on these issues. Unfortunately, absent concessions from the State and Jamboree, the County is not willing to transfer the parcel and vacate the easement through the State parcel unless items 1-4 can be met.

If you have any questions, please feel free to reach out to me at (530) 621-6541.

Sincerely,

Laura Schwartz

Laura Schwartz
Assistant Chief Administrative Officer

Cc:

Assemblyman Jim Patterson

Senator Marie Alvarado-Gil

Cleve Morris, Placerville City Manager

Kathy Dunkak, CEO El Dorado County Fair Association