

From: Jim Wassner <jimwassner@gmail.com>
Sent: Tuesday, April 2, 2024 8:39 AM
To: BOS-District III <bosthree@edcgov.us>
Subject: The Clementine apartment project

Supervisor Thomas,

I am a resident of Diamond Springs. I write to you as a past general contractor and a retired building inspector, with 25 years at our County Building Department. Since my retirement, I have served for the last 8 years as a Community Representative on the Commission on Aging (COA) to advocate for our senior residents.

As the Chair of the COA Senior Housing Committee, I was recently made aware of an issue that is holding up progress at The Clementine Apartments (Old Armory) project. While this is a City project, the County is currently holding up progress by requiring a 4 story sound wall be built, in exchange for the County vacating an easement and transferring a county parcel that would provide an important second egress to the project. The parcel in question is of no value to the County.

The first document I have attached is an acoustic study of this project. It shows the necessary HUD interior noise reduction requirement of 30 dBA, for the units facing the racetrack, can be achieved solely by construction methods. The second document attached is a letter from Jamboree Housing to the BOS, advising there is no plan to build a soundwall. I do not understand the request for a soundwall, as these are 4 story apartments. You could not easily engineer a 40' high soundwall to protect the apartments from the racetrack noise, even if you wanted to.

The third document I have attached is a recent response from the CAO to Jamboree Housing, again requiring a sound wall be built. This letter was copied to Assemblyman Patterson and Senator Alvarado-Gil. Since the County is requiring something that can't be accomplished, I fear there must be other reasons for the request. I imagine the Fairgrounds would be concerned about apartments being built so close to their racetrack, but the construction methods cited will mitigate those issues. The letter states "The County has made a good faith effort to negotiate with the State and Jamboree on these issues". I disagree.

As I have found you to be a strong advocate for our senior residents in the past, I look forward to hearing your take on the above issue. I would be happy to sit down and discuss this at your convenience, though I know your schedule is very hectic.

Thank you in advance,

Jim Wassner
(530) 391-2119 cell