

Nov 9 2023 PC Agenda Item #5 Sienna Ridge Quick Quack Car Wash (Conditional Use Permit and Planned Development Revision Permit CUP22-0014/PD-R22-0004)

El Dorado Hills Area Planning Advisory Committee <info@edhapac.org>

Wed 11/8/2023 1:43 PM

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EDH APAC March 10, 2023 Letter - CUP22-0014_PD-R22-0004 – SIENNA RIDGE QUICK QUACK CAR WASH Technical Advisory Committee Meeting (1).pdf; Sienna Ridge QQ Car Wash_Ron May_Nov-6-2023.pdf;

Planning Commissioners,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the following as a public comment in regards to your November 9, 2023 Agenda Item #5 Sienna Ridge Quick Quack Car Wash (Conditional Use Permit and Planned Development Revision Permit CUP22-0014/PD-R22-0004).

EDH APAC has followed the proposed project since the formal project application was submitted, as we had heard from several members of the immediate El Dorado Hills Community adjacent to the project site. The primary concern that members of the community raised centered on sound quality/noise impacts to the homes adjacent to the project. We submitted a comment letter to the March 20, 2023 Technical Advisory Committee (TAC) meeting (attached) where we indicated that our primary concern with the project was the potential sound/noise impacts. Our suggestion to the TAC Meeting was that a very rigorous sound study be conducted prior to the project being granted entitlements.

We received from the project applicant's consultant MD Acoustics copies of the March 29, 2023 Noise Study 03622108_Letter Report 2 and the March 3, 2023 Quick Quack Car Wash (Store #6-126) – El Dorado CA Noise Impact Study. The results of these Noise Impact Studies seemed to suggest a less than 1 decibel increase over existing ambient noise levels at the project site. EDH APAC, having no sound/noise experts among our ranks, struggled with the concept of this low of a noise impact, based on what we observed on visits to the Folsom Quick Quack Car Wash facilities in Folsom (1750 Cavitt Dr, Folsom, CA 95630, and 1300 Prairie City Rd, Folsom, CA 95630). Lacking formal noise impact study expertise, like the Planning Commission, EDH APAC felt compelled to rely on the professionally produced noise impact study results.

EDH APAC also benefitted from a discussion with the project applicant where the specifics of the additional noise mitigation techniques were presented in a virtual meeting call in September 2023. We appreciate the time the applicant extended to us to discuss and review the project, and the outreach the applicant has conducted in the community.

At our October 18 2023 EDH APAC meeting, El Dorado Hills resident Ron May shared his concerns about the project, and detailed his professional experience in the audio field. Mr. May also contacted EDH APAC following our October 2023 public meeting, and further discussed his desire to conduct field tests at both mentioned Folsom CA Quick Quack Car Wash facilities, as well as additional measuring at the proposed Sienna Ridge Project site, as well as in his adjacent neighborhood.

EDH APAC believes that the project applicant has completed significant mitigation steps to address noise impacts that will be generated from their project. However, EDH APAC also finds Mr. May's localized measurements to be compelling, and in the interest of the El Dorado Hills Community, believes that the Planning Commission should apply a rigorous examination of the potential noise impacts of the project.

EDH APAC recognizes that the proposed Car Wash facility is a compatible use with the approved commercial Sienna Ridge shopping center, and that the original project's traffic analysis considered this commercial use, as well as the original project's sign package, and the approved lighting standards the Sienna Ridge shopping center was granted entitlements for.

The remaining issue is the noise impact, and while EDH APAC has considered the Noise Impact Study findings, a less than one decibel increase over existing ambient noise levels at the project site seems remarkable. Mr. May's independent analysis is compelling, and is likely much more informed by experience and expertise than what is available among EDH APAC volunteers.

While EDH APAC does not believe that the proposed project should be denied, we do recommend that the noise impact study be carefully vetted - there is only one opportunity to get this right for the adjacent residences in the Bass Lake Area. To that end, we would also recommend a very, very aggressive noise monitoring program be developed - a monitoring program that should not be based only on complaints by residents, but by ongoing empirical testing, and monitoring.

We cite by reference Mr. May's submitted public comments to your commission, and have attached a copy to this message.

EDH APAC regrets that this public comment is submitted so late in the process, but we only received the copy of Mr. May's comments on Monday November 6, 2023, and required time to review the materials.

Respectfully,
John Davey
Chair

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March 10, 2023

RE: CUP22-0014/PD-R22-0004 – SIENNA RIDGE QUICK QUACK CAR WASH Technical Advisory Committee Meeting, scheduled for March 20, 2023

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to offer the following questions, concerns, and comments on the proposed CUP22-0014/PD-R22-0004 Sienna Ridge Quick Quack Car Wash to member agencies and staff for the March 20, 2023 Technical Advisory Committee meeting. EDH APAC was not included in the distribution list of the January 25, 2023 Initial Consultation Letter, or on the subsequent January 26, 2023, and March 2, 2023 Revised Initial Consultation Letters, but we did want to provide comments and questions regarding the project.

1. In examining the project documents in TRAKIT, EDH APAC members have one primary concern, and that is regarding sound impacts from the project. The majority of residential properties to the immediate east, north, and south of the project site are all significantly above the grade of the project, which raises questions about the effectiveness of sound mitigation generated by any proposed soundwalls.

Looking at satellite maps, homes in the Serrano Village J6 are as close as 130-150 feet from the project site.

The 90 home Bass Lake North project (Hidden Ridge) currently under development is also within 380-500 feet of the project site.

A visit to Quick Quack Car Wash sites in Folsom CA (1750 Cavitt Dr, Folsom, CA 95630, and 1300 Prairie City Rd, Folsom, CA 95630) revealed significant noise levels on adjacent properties located above the grade of the facilities. The Cavitt Dr location in particular generated significant noise levels observed at the adjacent Green Acres

Nursery site uphill, and 580 feet to the east.

In addition to the Serrano Village J6 residential properties, EDH APAC has heard from residents in Serrano Village J Lot H, Serrano Village J7, Bridlewood Canyon (1,400 feet to the east) Woodridge, The Hills of El Dorado, Hawk View, and Laurel Oaks that have expressed concerns regarding sound generation from the proposed project.

EDH APAC recommends a very rigorous sound study, with emphasis on mitigating sound impacts to residential properties adjacent to, and uphill from the project site.



EDH APAC appreciates the opportunity to review and provide feedback on proposed development projects to mitigate impacts in our El Dorado Hills Community. Through question and feedback, our goal is to realize the best possible project outcome for our community, the project applicants, and for El Dorado County.

Respectfully,

John Davey
Chair
El Dorado Hills Area Planning Advisory Committee
"Non-Partisan Volunteers Planning Our Future Since 1981"

Resident Response: Summary

- Quick Quack Car Wash, headquartered in Roseville, CA, owns and operates more than 200 Quick Quack car wash facilities across Arizona, California, Colorado, Texas, and Utah
- A new 3,596 square foot facility, store #26-126, has been proposed for the Sienna Ridge shopping center located at the southeast intersection of Bass Lake Road and Sienna Ridge Road in El Dorado Hills, CA
- Two Noise Impact Studies, dated November 2021 and March 2023, plus a 'Noise Review Letter' (NRL) dated March 29, 2023, all published by MD Acoustics, define expected operational sound/noise levels
- This author **expressly opposes** the planned buildout of this car wash and argues that the noise impact studies and NRL presented by MD Acoustics **do not adequately address the true noise impact of the proposed project on the Sienna Ridge community**

Response to Sienna Ridge (#26-126) Quick Quack Car Wash Proposal

Submitted to:

County of El Dorado Planning and Building Department

Submitted by:

Ronald N. May

6 November 2023

MD Acoustics March 3, 2023 Noise Impact Study: Recommendations and Conclusions

- The MD Acoustics noise study referenced in this presentation was published on March 3, 2023
- The study uses as benchmark finding sound levels conducted at the QQ Car Wash located at 1750 Cavitt Drive in Folsom, CA
- The Study states that **“Project-only operational noise levels are anticipated to range between 34 to 48dBA Leq (see below) at adjacent commercial and residential uses. The “project only” noise projections to the adjacent uses are below the County’s daytime limits of 55 dBA and evening limits of 50 dBA...”**

Leq is defined as ‘the preferred method to describe sound levels that vary over time, resulting in a **single decibel value which takes into account the total sound energy over the period of time.**’

MD Acoustics March 29, 2023 Noise Review Letter: Recommendations and Conclusions

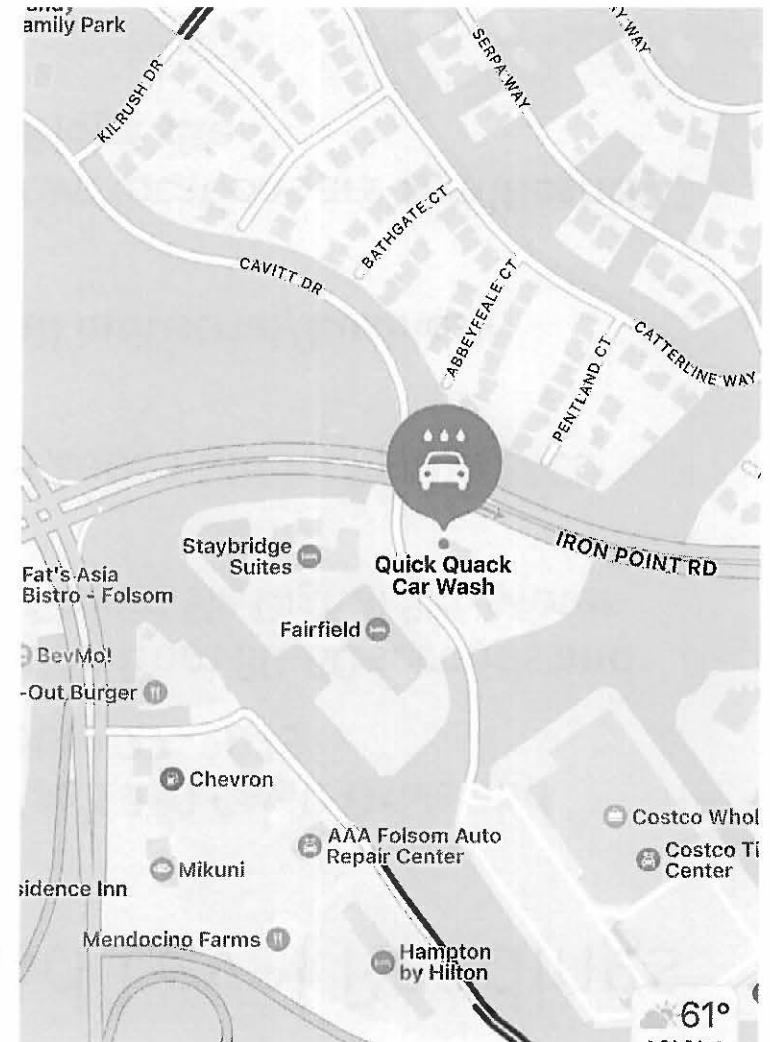
- The MD Acoustics noise review letter referenced in this presentation was published on March 29, 2023
- The letter uses as benchmark finding sound levels conducted at the QQ Car Wash located at 1750 Cavitt Drive in Folsom, CA, with the following proposed buildout caveats based on their letter to Vance Shannon of QQ Development LLC, dated March 29, 2023:
 - The Sienna Ridge location car wash tunnel exit exit to be reduced from 12' x 12' to 10' x 10', **reducing sound by 2dB**
 - Proposed exit liner **reduces entrance noise by 5dB and exit noise by 3dB**
 - Silencers will **reduce the entrance and exit noise levels by about 4dB**
 - Ambient noise measures taken at the site are between **54dB and 58dB**
- The letter concludes that the **'overall noise level is not anticipated to increase significantly at these sites due to the proposed project.'**

QQ Car Wash: Noise and Sound Level Readings

- Visits by the author to QQ car wash facilities located at 1750 Cavitt Drive and 1300 Prairie City Road in Folsom were made on October 27, 2023
- Sound pressure level measurements ranging in duration from 30-60 seconds and resulting readings estimates were measured using a Studio Six Digital SPL Meter app on an iPhone 12 Pro
- Distance measurements were made using a Crescent Lufkin Model PSMW28CL Compact Measuring Wheel
- These two sites are located in **heavily trafficked small industrial/business locations** with **no** nearby residences
- Ambient noise levels of surrounding traffic at these two locations are **significantly higher than ambient noise at the proposed Sienna Ridge site**

1750 Cavitt Drive

- This facility is located in a **Costco warehouse store shopping complex** in Folsom, CA
- There are **no nearby private residences**
- The closest commercial short-term residences, Fairfield Inn and Staybridge Suites, are across Cavitt Drive and are situated no less than 225 feet from the car wash facility
- The nearest long-term rental residences are across Iron Point Road and are roughly 180 feet from the facility
- **Ambient traffic noise at this intersection is significant**



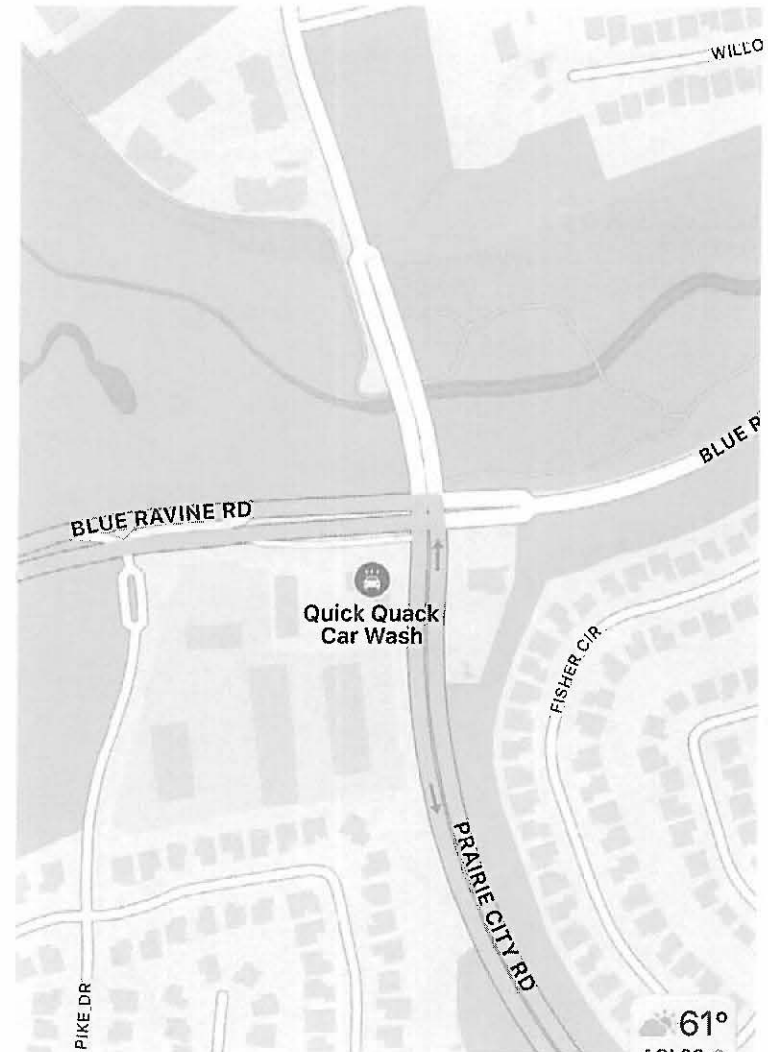
1750 Cavitt Drive: Readings

- Sound pressure levels at the end of the wash tunnel were measured at **94dB Leq (est 30-60 second readings)**
- Sound pressure levels at the wash tunnel entrance were measured at **80dB Leq**
- Sound pressure levels at the remote vacuums were measured at **83dB Leq**
- Ambient sound pressure levels at the Fairfield Inn (225' away) were measured at **72dB Leq**
- Ambient sound pressure levels at the intersection of Iron Point Road and Cavitt Drive (50' to sidewalk) were measured at **74dB Leq**
- Ambient sound pressure levels across the street (180' away) on Iron Point Road were measured at **80dB Leq**



1300 Prairie City Road

- This facility is located in a **heavily trafficked light business/industrial neighborhood** in Folsom
- There are **no private single family homes or short/long term rental residences anywhere in the immediate vicinity**
- **Ambient traffic noise from vehicles traveling east/west on Blue Ravine Road and north/south traffic on Prairie City Road is significant**



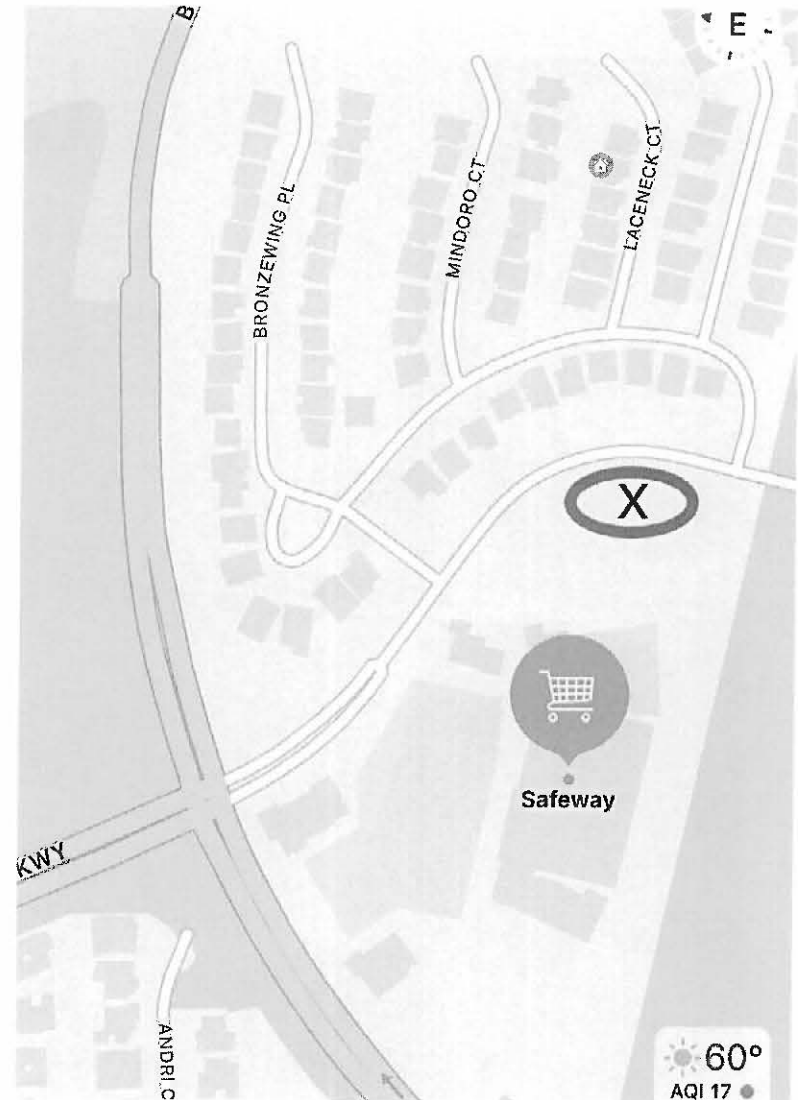
1300 Prairie City Road: Readings

- Sound pressure levels 6-10' from the wash tunnel entrance were measured at **80dB Leq**
- Sound pressure levels 6-10' from the wash tunnel exit were measured at **77dB Leq**
- Sound pressure levels south of the main entrances were measured at **65dB Leq**
- Ambient sound pressure levels on Prairie City next to the facility were measured at **74dB Leq**
- Ambient sound pressure levels across Blue Ravine Road, 120' from the facility, were measured at **88dB Leq**



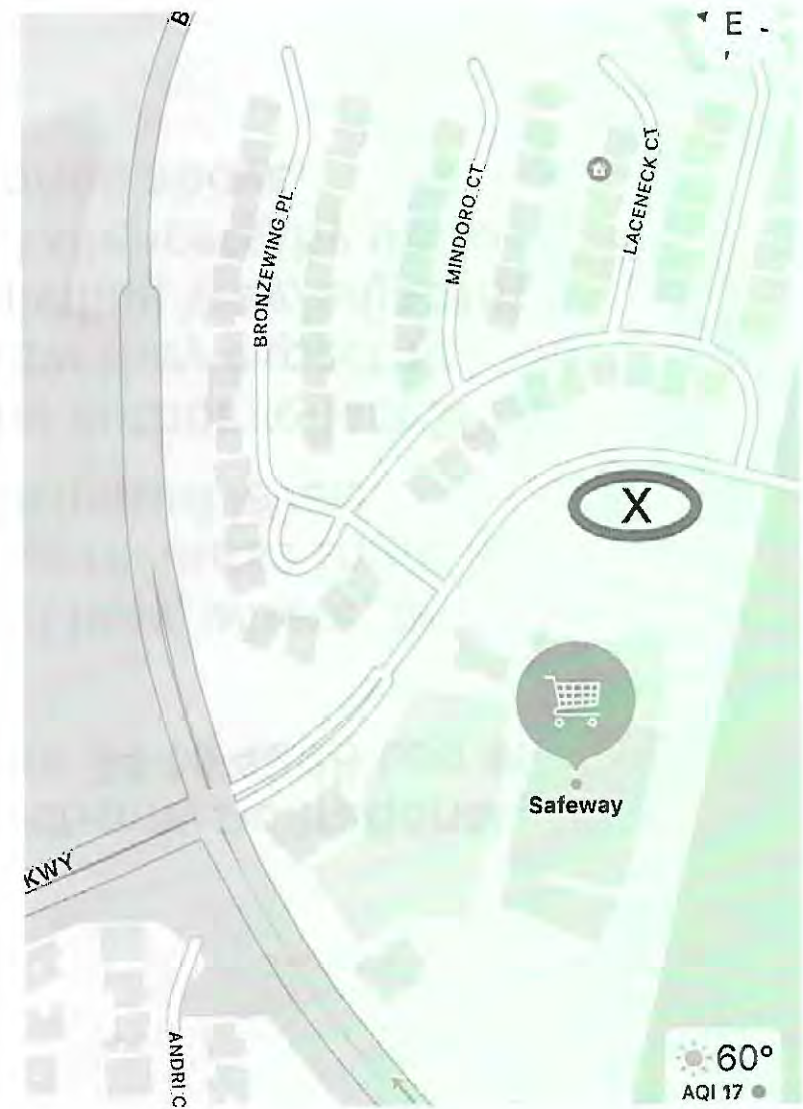
Sienna Ridge: Proposed Site

- The proposal is for a 3,596 square foot QQ car wash facility to be built on a 43,042 square foot lot within the existing Safeway shopping center in El Dorado Hills
- The car wash facility would be located on Sienna Ridge Road near the southeast corner of Sienna Ridge Road and Bass Lake Road
- **There are numerous single family homes located on Whistling Way and on adjacent streets, all located (starting at) approximately 200' from the proposed site**
- There is a single two lane entrance/exit into and out of the center where the car wash is proposed



Sienna Ridge: Readings

- Ambient sound pressure levels at the proposed site location were measured at **62dB**
- Ambient sound pressure levels approximately 100' across the street were measured at **64dB**



Concerns and Open Issues

- Per Section 1.2 of the March 3 study, “Project-only operational noise levels are anticipated to range between **34 to 48dB Leq** at adjacent commercial and residential uses.”
- The study proposal makes no reference as to how, where, or when these readings might be taken, or what recourse there is for residents if noise level exceed these anticipated levels
- Given that existing site readings taken by the author reflect SPLs of upwards of 94dB, QQ needs to explain how they expect to reduce the impact of this facility on the Whistling Way/adjacent neighborhoods, even with inlet and exhaust silencers, by **up to 60dB** to meet the noise level targets mentioned above

Author's Conclusion and Recommendation

- I respectfully ask that the El Dorado County Planning and Building Department **deny** the approval of the construction and buildout of the proposed Sienna Ridge Quick Quack car wash facility for the following reasons:
 - Given sound pressure levels taken at two existing QQ car wash facilities in Folsom, I believe that Quick Quack **has not adequately defined or described** the true impact of the noise and sound that will be created by the construction, buildout, and operation of this facility and its impact on the immediate Sienna Ridge residential community
 - I oppose the approval of the Quick Quack Sienna Ridge Car Wash facility proposed for the Sienna Ridge Shopping Center **because of the significant increase in ambient noise it will generate during the planned 14 hours of operation daily from 7AM to 9PM**
 - I oppose the approval of the Quick Quack Sienna Ridge car wash facility because I am aware of no traffic studies that have been conducted or scheduled to address the **potential for additional noise and traffic bottlenecks** created at the entrance to the Safeway shopping center on Sienna Ridge Road
 - I oppose the approval of the Quick Quack Sienna Ridge car wash facility because I am aware of no lighting studies have been conducted or scheduled to address any **increase in illuminated signage and vehicle parking lighting** that may be a component of the buildout

Author's Background

- Resident of El Dorado Hills Sienna Ridge Serrano community since January 2020
- Holder since 1976 of a First Class Radiotelephone license issued by the Federal Communications Commission
- Spent four years at Cerwin-Vega, Inc., a leading US audio equipment manufacturer, involved in commercial and professional sound installations worldwide
- Spent two years developing new audio and video products and categories, reporting directly to the chairman of the US subsidiary of Sanyo Electric