

P.C. 11/09/23  
Item 5

CUP22-0014/PD-R22-0004/Sienna Ridge Quick Quack

Lori Citti <4cittis@gmail.com>

Wed 11/8/2023 8:00 PM

To: Planning Department <planning@edcgov.us>

Good Afternoon,

We are writing this email in response to the proposed Quick Quack Car Wash off of Sienna Ridge Road in El Dorado Hills.

We recently purchased our retirement home in the Sienna Ridge development. Besides the beauty of the area, we were attracted to this neighborhood in particular due to how peaceful and quiet it is. We are from the overdeveloped Bay Area, so everything about this neighborhood has been a dream come true. Sadly, the proposed car wash would take that away.

First and foremost is the noise level of the proposed facility. We have been near, as well as taken our own cars to the Quick Quack in Folsom. The level of noise from the blowers is extremely loud and we can't imagine having to hear this all day long. Sitting on the patio at the coffee shop next door to the suggested location, enjoying conversations with family and friends would end up being a thing of the past.

Add to that the traffic and the pollution from the cars, it makes it a very undesirable location. Whether it's trying to cross Sienna Ridge Rd from our development by foot or by car into the Safeway center, or just getting out to Bass Lake Road, the additional traffic will become a safety issue.

One more concern is the lighting. Our beautiful, dark evening skies will undoubtedly be affected by the signage.

We love the El Dorado Hills community and are not against development, but there are many other areas that would make more sense to put a Quick Quack - for instance off of Bass Lake Rd and Highway 50 where plans are already in the works to develop commercially.

Please put yourselves in our shoes and consider this when making your decision. Would you want this project that will bring noise, traffic, pollution, safety concerns, and additional bright lighting in your backyard when there are better areas that would not impact anyone's neighborhood?

Thank you for your time,

Jeff and Lori Citti

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## QUICK QUACK

kirk.pierce@comcast.net <kirk.pierce@comcast.net>

Wed 11/8/2023 11:03 PM

To: Planning Department <planning@edcgov.us>

Hello,

We own a home at 9123 Bronzewing place in EDH, which is literally across the street from the proposed Quick Quack car wash at Serrano Parkway and Bass Lake Road. In addition to the nuisance of increased traffic from this proposed business, we also are opposed to the increase in noise that would be generated by the car wash and more specifically the set of very loud vacuums that accompany every Quick Quack. When these car washes are in an industrial or retail area they can be tolerated from an increased noise perspective but this is across the street on two sides to residential areas and it will simply and absolutely lower home values. I would not have purchased this Bronzewing house with an existing and operational Quick Quack in place. Unfortunately our business will preclude an in person attendance tomorrow – hoping this proposed Quick Quack is denied by the planning department!

Thanks,

Kirk Pierce

One Halloween Night, Inc. / Spirit Halloween

[kirk.pierce@comcast.net](mailto:kirk.pierce@comcast.net)

ph: 559-351-8972



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**Subject: Dissent Against Proposed Quick Quack Car Wash Development**

dan jackowitz <danj2009@gmail.com>

Thu 11/9/2023 9:38 AM

To: Planning Department <planning@edcgov.us>

Daniel and Cindy Jackowitz  
9083 Bronzewing Place  
El Dorado Hills, CA 95762

11/09/2023

Karen L. Garner, Executive Secretary  
Matthew Aselage, County Planner

County of El Dorado Planning and Building Dept (Planning)  
2850 Fairlane Court  
Building C  
Placerville, CA 95667

**Subject: Dissent Against Proposed Quick Quack Car Wash Development**

Dear Ms. Garner, Mr. Aselage, and the Planning Committee,

My wife and I are writing to express our strong dissent and concern regarding the proposed Quick Quack car wash development in our neighborhood. We both strongly believe that this project will have significant and detrimental effects on the quality of life for all the residents in our area, and should not be allowed to proceed.

One of the most pressing issues is the potential impact of noise and light pollution on the surrounding houses. The operation of a car wash facility typically involves loud machinery, bright lights, and loud cars, which is especially disturbing during evening hours. Given that the proposed development site is in very close proximity to residential homes located directly across Sienna Ridge Rd, this would certainly disrupt our peaceful environment. The intrusive noise and excessive light pollution will undoubtedly decrease the overall well-being of the community, making it more difficult for residents to enjoy their homes, backyards, and keep our community peaceful.

Furthermore, we are very concerned about the increase in traffic that this development would bring to our neighborhood. The existing road infrastructure is already strained and there has been a noticeable increase in car traffic in the two years we have been here. As someone who has the experience of expanding businesses and services directly across from residential homes, I [Daniel] have seen the disruption and eroding safety that a business such as a car wash will bring.

In addition, there are no safety features in place to protect residents when crossing from Siena Ridge Rd (a part of the Serrano HOA) to the shopping area where the car wash is planned. The added traffic congestion and noise from that traffic will not only make it challenging for residents to move safely, but also exacerbate the existing issues with reckless driving on our roads. The road has, unfortunately, become a hotspot for racers & individuals who engage in dangerous activities like burnouts, creating an environment that is both hazardous and unnerving. With so many young children, including my own, there would be an increase in the likelihood of accidents by drivers, both those of good intent and those who are careless, distracted or uncaring. Our community is family focused, and doubtless, the increased traffic with the addition of a business devoted to bringing new drivers into our community would bring an unacceptable level of risk for both children and drivers.

We have also noticed that our neighborhood is unique in that our house is directly adjacent to the planned development site. We are not aware of any other Quick Quack car washes that are located as close to residential homes & communities as this one is planned to be. The four other locations we know of that are closest to this proposed location are located further away from residential areas. The proximity of such a business to our homes is a matter of great concern to our community as it has the potential to significantly impact the value of our properties (which are listing in the \$950,000 to \$1,000,000 range). A car wash is not something that would be desired by potential buyers, when it is directly across from any residential area. Potential buyers or tenants can be deterred from considering our homes due to the constant noise & light pollution, not to mention the increased traffic & noise that is associated with said traffic. The safety concerns that are already existing will only be exacerbated if a development of this nature is allowed to proceed.

With the development required to bring a business such as Quick Quack, there will be the disruption of building out and setting up a business. We are well aware of other areas along Bass Lake road that have plans for development that would not impinge on the safety, security, and wellbeing of residents and would like to understand why those areas have not been considered instead.

In conclusion, we strongly urge you to consider the collective dissent of the residents in our neighborhood and reject the proposed Quick Quack car wash development application. We believe that the negative consequences it will bring to our community, including noise and light pollution, increased traffic, and potential adverse effects on house prices, far outweigh any benefits it may offer. We value our peaceful and safe neighborhood and hope that you will prioritize the well-being of the residents in your decision-making process.

Thank you for your attention to this important matter, and we look forward to a fair and just resolution that respects the interests and concerns of our community.

Sincerely,  
Daniel and Cindy Jackowitz  
9083 Bronzewing Pl  
El Dorado Hills, CA  
95762