



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

---

## PC 8-13-15 File #15-0936 Kniesels Auto Body Special Use Permit amendment

---

**Monique Wilber** <monique.w@comcast.net>

Tue, Aug 11, 2015 at 9:16 PM

To: rich.stewart@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, brian.shinault@edcgov.us, gary.miller@edcgov.us, charlene.tim@edcgov.us

Cc: aaron.mount@edcgov.us, roger.trout@edcgov.us

Planning Commissioners;

This letter is in regard to the request of Kniesels Auto Body to extend the hours of their business by amendment of their Special Use Permit (SUP). The staff report was incorrect in stating that extending business hours into the evening and on Saturdays would result in no additional impact. It will very much cause an impact to the adjacent neighbors.

I respectfully request that you deny the request for extended hours of operation. I respectfully request that you direct staff to review whether a Negative Declaration on the initial SUP was appropriate given the outcome of the SUP, and the failure of the business owner - Kniesels - to mitigate impacts. I request that you require Kniesels to mitigate paint fume impacts and noise impacts, under the threat of suspension of their SUP. A SUP is not a right or entitlement.

I have known the Parlin family since our kids were in elementary school together. They live on Crosswind Drive, directly behind, and very close to the Kniesels building. When I was visiting the Parlin family on May 22, 2015, at 10:00 am, and was in the front yard, I distinctly smelled something very strong, that smelled like paint fumes, coming from the direction of Kniesels. In 2013, when my daughter was part of the Ponderosa High School Color Guard, she was practicing with the other team members at the Parlins' and there was a release of paint fumes that the kids all smelled and breathed in, and she came home and told me about it. I have personally heard the noise, and I have smelled the fumes.

It is very concerning to me that this industrial use, under a special use permit due to its commercial zoning, is allowed to operate right next to – within ten feet of – a residential use - a sensitive receptor. Generally, in planning, there are buffer zones between residential uses and industrial uses. The County of El Dorado failed the Crosswind neighbors by approving a special use permit under a Negative Declaration. I must ask, why was a Neg Dec appropriate? Surely the County must have understood initially that an auto body shop so very close to a residence would indeed have negative impacts - not just noise like the white noise of the freeway, but jarring, grating noises associated with hammering at body shops; obnoxious fumes, associated with painting at body shops; aesthetic issues with wrecked cars.

Reading the extensive log and records of Ms Parlin regarding the noise and fume issues, and the lack of mitigation offered for abatement by the owners of Kniesels (Kniesels hasn't done anything to mitigate its impacts), I must say that I'm very concerned that staff found the Neg Dec to still be appropriate and recommends approving extended hours. I am disappointed that it is expected that staff will follow unspoken EDC marching orders and declare a Neg Dec on just about every project especially after such issues with this particular special use permit. At a minimum, Kniesels' special use permit should be amended to require that they vent the fume exhaust towards the freeway and that they must keep the roll-up doors that are just feet away from the Parlin property, closed, to minimize noise. And no extended hours.

I expect that our EDC Planning Commissioners will understand that the community expects that residents have the right to the quiet enjoyment of their property. Not only have the Parlins lost that quiet enjoyment of their property (and apparently that can happen to any of us with a neighbor with a Neg Dec and SUP), now they are expected to listen and smell that obnoxious use into the evening and on Saturdays so that Kniesels can enjoy more business. I would expect that a residential right that existed long before a SUP should take precedence over a bad business neighbor with a SUP that feels entitled to extend their business hours, without even trying to mitigate their obnoxious effect on the very adjacent residential neighborhood.

I bought a house right next to a high school. I am a former teacher and my husband is a school bus driver; the

8/12/2015

Edcgov.us Mail - PC 8-13-15 File #15-0936 Kniesels Auto Body Special Use Permit amendment

noise, etc., from the school doesn't bother us, in fact, we love hearing the band practice, and the crowds cheering at football games and weekend soccer games. We knew the school was there and there is no problem. When the Parlins purchased their home, there was a building there, but it was used for youth recreation; there was no problem with that, nor with its Commercial designation (NOT industrial). Whoever would have thought that an industrial use would go into that building, given its General Plan land use and zoning??? The Parlins did their due diligence when they bought their home. Just like it's not okay to keep upzoning in residential areas, it's not okay to give out special use permits to industrial businesses that obviously do not belong directly adjacent to residential neighborhoods - sensitive receptors.

I'm looking to you, Planning Commissioners, to not let El Dorado County continue to fail in regards to monitoring impacts on special use permits and development projects. You have the authority to right this wrong; I hope that you will do the right thing by the residents of the Crosswind Drive neighborhood in Shingle Springs and not only deny the extended hours, but reconsider the environmental checklist and report since you now have several years worth of knowledge of the impacts upon the neighborhood from Kniesels business.

Very respectfully,  
Monique Wilber  
Shingle Springs

8/12/2015

Edcgov.us Mail - Public Comment: PC Meeting of August 13, 2015; Agenda Item #7; File #15-0936

PC 8/13/15  
#7  
2 pages



Charlene Tim <charlene.tim@edcgov.us>

---

## Public Comment: PC Meeting of August 13, 2015; Agenda Item #7; File #15-0936

---

Cheryl <Cheryl.FMR@comcast.net>

Wed, Aug 12, 2015 at 7:25 AM

To: "rich.stewart"@edcgov.us, gary.miller@edcgov.us, tom.heflin@edcgov.us, dave.pratt@edcgov.us, brian.shinault@edcgov.us, Char Tim <charlene.tim@edcgov.us>

### Planning Commission Meeting--August 13, 2015

#### Agenda Item #7--File # 15-0936

Commissioners--

I've attached a file that contains comments regarding the request for **Special Use Permit revision for Kniessel's Auto Collision Center**.

Thank you for the opportunity to comment on this important topic.

Cheryl Langley

Shingle Springs Resident



**PC Meeting.August.13.2015.pdf**  
98K

Cheryl Langley  
Shingle Springs Resident

Agenda Item #7—File # 15-0936

Commissioners:

I have the following comment regarding the request for Special Use Permit revision for Kniesel's Auto Collision Center.

- Hours of operation **should not be expanded** given this business is in a **residential area**.
- If expansion of hours is seriously considered, such a move should involve the preparation of a **full environmental review**—not adoption of an addendum to a previously approved negative declaration—given the increased exposure of adjacent residents to toxic chemicals. (That is, the **human health impact of all chemicals** used should be evaluated, especially in light of the increased hours of exposure).
- The increase in hours of operation represents a **34% increase per week** in exposure to hazardous chemicals for residents.

The U.S. EPA's Web site "*Improving Air Quality in Your Community*" cites the following issues for auto body shop pollutants:

**What kinds of pollutants are emitted from auto body shops?**

Auto body shops emit pollutants such as hazardous air pollutants (HAPs), particle pollution (dust), and volatile organic compounds (VOC). These pollutants can contribute to **health problems that may affect shop employees, customers, and the community**.

- Paints, cleaners, and paint strippers can release some HAPs and VOC. Chemicals in these substances can also react in the air to form ground-level ozone (smog), which has been linked to a number of **respiratory effects**.
- Lead, chromium, and cadmium are metals that form particle pollution during sanding and welding.
- Breathing particle pollution can cause **respiratory problems and other harmful health effects**.
- Diisocyanates are hazardous air pollutants emitted during painting operations. These compounds are a leading cause of occupational **asthma**.

Source: [http://www.epa.gov/oaqps001/community/details/autobody\\_shops\\_addl\\_info.html#activity2](http://www.epa.gov/oaqps001/community/details/autobody_shops_addl_info.html#activity2)

Thank you for considering this request for **denial** of Special Use Permit revision.