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Dissent - Planning application for Quick Quack Car wash in El Dorado Hills

Sireah and Stephen Minto <sireahandstephen@gmail.com>

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To: Planning Department <planning@edcgov.us>

Stephen Minto and Sireah Abulaban  
9055 Bronzewing Place  
El Dorado Hills, CA 95762

11/02/2023

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,

I am writing to express my strong dissent and concern regarding the proposed Quick Quack car wash development in our neighborhood. I believe that this project will have significant and detrimental effects on the quality of life for 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 and bright lights, especially during nighttime hours. Given that the proposed development site is in close proximity to residential homes, this could severely 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.

Furthermore, I am deeply concerned about the increase in traffic that this development would bring to our neighborhood. The existing road infrastructure is already strained, and there are no safety features in place to protect residents when crossing from Siena Ridge (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 and individuals who engage in dangerous activities like burnouts, creating an environment that is both hazardous and unnerving.

I have also noticed that our neighborhood is unique in that my house directly oversees the planned development site, and I am not aware of any other Quick Quack car washes that are located as close to residential homes as this one. The 4 that I see as closest to this location are away from residential areas. The proximity of such a business to our homes is a matter of great concern 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 you would expect to see directly next to any residential area. Potential buyers or tenants may be deterred from considering our homes due to the constant noise and light pollution, not to mention the increased traffic and the noise that is associated with said traffic, as well as the , and safety concerns that are already existing which will only be exacerbated by a development of this nature.

We are well aware of other areas along Bass Lake road that have plans for development that would not impinge on the safety and wellbeing of residents and would like to understand why those areas have not been considered instead.

In conclusion, I 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,

Stephen Minto and Sireah Abulaban