

PC 11/09/2023  
ITEM # 5

## Dissent for planning application for Quick Quack car wash in El Dorado Hills

David Ricci <ricci2020@gmail.com>

Mon 11/6/2023 1:21 PM

To: Planning Department <planning@edcgov.us>

David Ricci and Natalia Ricci  
762 Mindoro ct  
El dorado hills, Ca  
95762

11-6-23

Karen L Garner,  
Matthew Aselage,  
County of El Dorado Planning and building dept.

Dear Ms Garner Mr Aselage and the planning committee,

We are writing this letter to express our concerns regarding the quick quack proposal in our neighborhood on Sienna Ridge. We believe this project will have significant negative impacts on our quality of life.

Some of the biggest impacts to the immediate community on Sienna Ridge road are safety, more pollution and noise traffic to the surrounding houses. The proposed car wash facility involves loud equipment and more lighting during night time hours. In addition, the location is too close to residential homes where there a lot pedestrians and most of them are children.

My family went to visit other quick quacks in Folsom and the traffic was non stop and the noise was very loud. This proposed site should be located away from Serrano housing. We strongly urge you to stop this car wash from coming to our neighborhood.

Thank you for your attention to this important matter. We look forward to a fair resolution (another location) that will respect the interests of our community.

Sincerely,  
David Ricci and Natalia Ricci


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15 PAGES

## Resident Response to Proposed EDH Quick Quack Car Wash Facility

Ron May <ronmay1@gmail.com>

Mon 11/6/2023 2:16 PM

To: Planning Department <planning@edcgov.us>

 1 attachments (554 KB)

Sienna Ridge QQ Car Wash R May Final.pdf;

Dear El Dorado Planning/Building Department, I have attached to this email a PDF document expressing and defining my opposition to the proposed construction and buildout of the Quick Quack Car Wash facility in the Sienna Ridge Safeway shopping center.

I am in receipt of the two noise impact studies and the March 29 letter published by MD Acoustics, and reference those in my opposition document.

I would like my document to be incorporated into the public hearing discussion points that will no doubt be raised. Please let me know if you have any questions, comments, or concerns; this document was prepared based on my understanding of what was proposed by QQ, and any errors, omissions or misunderstandings are my own.

For your information and files, I can be reached at this email address or via phone at 650-823-3155.

Thank you in advance for your time and consideration in this matter.

Respectfully,

Ron May

# 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

# 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**

# 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...”**

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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**



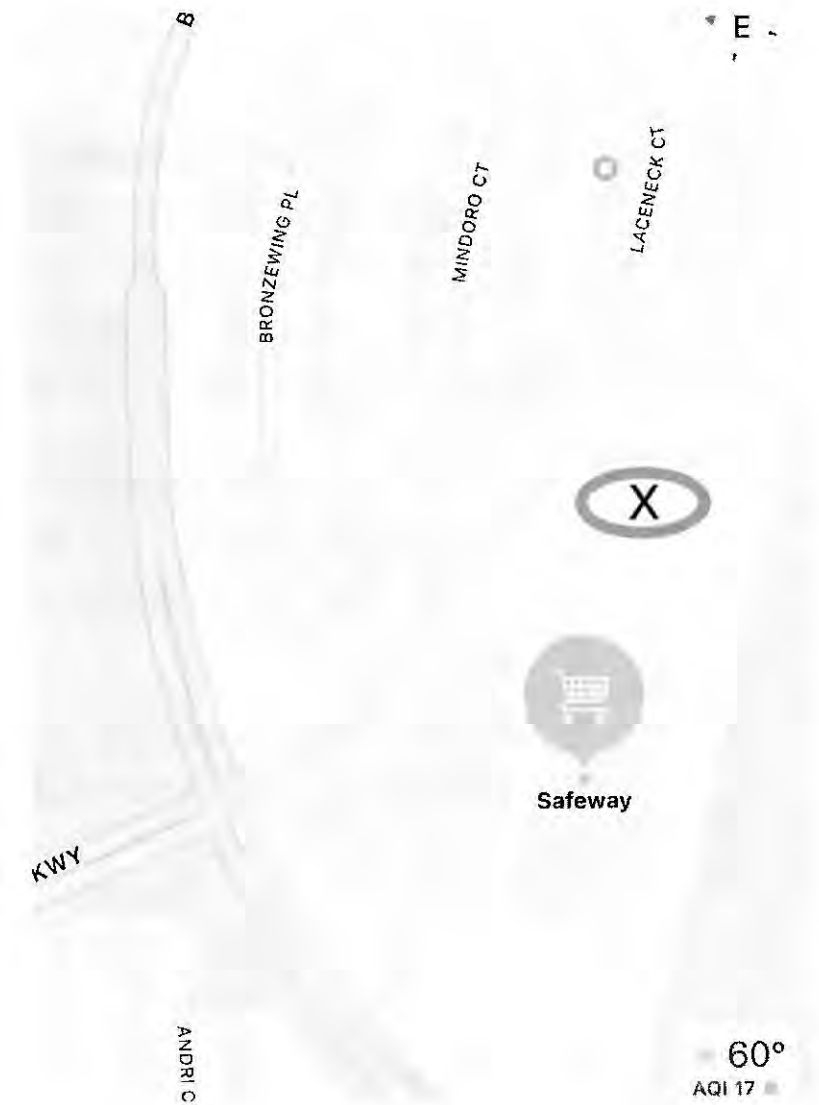
# Sienna Ridge: Proposed Site

- 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 that are 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 that have been conducted or that are scheduled to address any **increase in ambient evening lighting due to 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