

El Dorado Hills Area Planning Advisory Committee



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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.

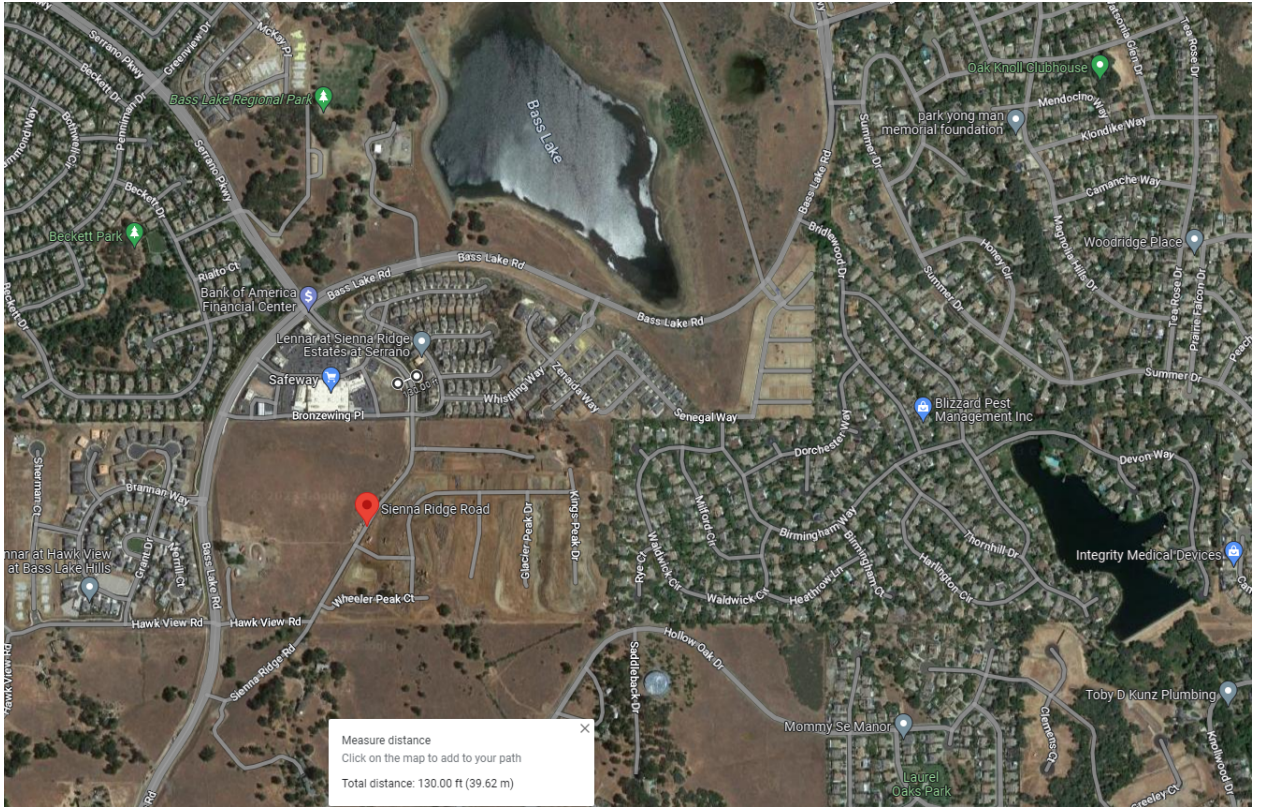
The 90 home Bass Lake North project (Hidden Ridge) currently under development is also within 380-500 feet of the project site.

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”