



3/28/2019

VIA EMAIL

Darcy Goulart, Planning Manager  
City of Rancho Cordova Planning Department  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

**RE: Quick Quack Car Wash (DD9801)**

Dear Ms. Goulart:

WALKSacramento has reviewed the 2nd resubmittal for Quick Quack Car Wash (DD9801). The resubmittal includes a noise study for the project, but the project drawings do not appear to have been revised. Our previous letter, dated 6-22-2018, concerned the unsuitability of the car wash use within the Transit Oriented Development (TOD) overlay zoning district and Folsom Boulevard Specific Plan area. This letter comments primarily on the noise impacts of the car wash and provides additional information about the project's inconsistency with the TOD overlay.

The introduction to the Noise Element in the Rancho Cordova General Plan states the element's intent is to "address unwanted sounds for the health, safety, and welfare of the community." The stated goals are to ensure new development will be free of noise disturbances and to mitigate existing noise disturbances. Transportation noise from highways, roads, rail, and airports and stationary noise from commercial, industrial, recreational, and even residential land uses may contribute to noise disturbances. Rancho Cordova's noise ordinance limits noise levels at residential and agricultural land uses to specified daytime and nighttime maximums.

The noise study conducted for the project focused on predicting the noise levels from the cars wash blowers and vacuums that would be experienced at adjacent residential properties. The mitigations proposed to reduce the project-related noise on the adjacent residential properties include screening the top row of blowers from view and construction of an 8-foot and 9-foot tall walls along most of the property line to the north.

The proposed noise mitigations attempt to resolve only the noise that will be experienced by the adjacent residents that may interfere with the sleep or enjoyment of their inside and outside space on their property. However, there will be excessive noise experienced by pedestrians walking on the Folsom Boulevard public sidewalk. The car wash exit, which is where the highest level of noise emanates, is 20 feet from the sidewalk. We estimate the car wash noise level at the sidewalk, even though the point closest to the car wash exit is at 90° off axis from the car wash exit, could be as high as 79 decibels.

The noise emanating from the car wash, both on its own and when added to traffic noise, could have several negative impacts to walking. The noise level could be sufficiently annoying to people that they'll avoid walking along this block of Folsom Boulevard. High-intensity noise has been found to decrease pedestrians awareness of novel objects along the route and to focus pedestrians gaze more straight ahead. This reduced awareness of their surroundings in front of the car wash

could expose pedestrians to greater risk of collisions with cars entering and exiting at the driveway.

The car wash noise experienced by pedestrians on the sidewalk may also conflict with the City's noise ordinance. Section 6.68.010 B. states that "every person in the city is entitled to live in an environment free from excessive, unnecessary or offensive noise levels," and section 6.68.150 A. declares that noise which "causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area" is unlawful.

It would be unwarranted to expect residents to stay on their property or to avoid walking along Folsom Boulevard, so the noise generated by the car wash should be eliminated, reduced or mitigated to a reasonable level at the sidewalk. Eliminating the proposed car wash use would adhere to the goals of the Folsom Boulevard Specific Plan to increase commercial and residential density and the Transit Oriented Overlay zoning district to create a more active and dense transit-oriented development along Folsom Boulevard while also creating a walkable area.

Reducing or mitigating the noise impacts of the car wash might be accomplished by relocating and/or reorienting the car wash building exit. Extending the building's wall an appropriate distance from the car wash exit might mitigate the noise to an acceptable level. Such a wall should include transparent windows to present a pedestrian friendly façade and provide natural surveillance of the exit driveway.

Lastly, the proposed project doesn't conform to the TOD overlay zoning district required floor area ratio (FAR) of between 0.5 and 2.5. The FAR range provides flexibility for local transit-oriented development land uses the General Plan states "should be designed to support alternatives to vehicle/automotive circulation." The proposed 3,595 square foot car wash building on the 50,441 square foot site would have a FAR of 0.07, well below the TOD overlay 0.5 minimum and below the Folsom Boulevard Specific Plan 0.2 minimum.

Thank you for your consideration of these comments and recommendations. If you have questions or need additional information, please contact me.

Chris Holm  
Project Manager