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Public Comments

C-Store Replacement and New Car Wash Use Permit P23-00300-
MOD
Planning Commission Hearing Date (May 7, 2025)

Planning, Building & Environmental Services - Napa County
1195 Third Street, Suite 210
Napa, CA 94559
Attn: Wendy Atkins, Planner II
SENT BY: USPS and email (wendy.atkins@countyofnapa.org)

DATE: DECEMBER 31, 2024

SUBJECT: P23-00300-MOD; C-Store Replacement and New Car Wash
111 Howell Mountain Road, Angwin, CA; APN 024-400-001

We have received the New Project Submittal Courtesy Notice (October 21, 2024) and write to you to formally object to this project and request you that deny the application as currently proposed for the following reasons:

CAR WASH

1. The proposed car wash introduces *several new sources* of noise near sensitive receptors including housing, rural residential, and wildlife. The industrial nature of this type of equipment will create nuisance conditions that did not exist with the former site uses. The magnitude of this new noise will be intensified by local landscape as hilly topography attenuates noise differently than plain topography.
2. The starting and stopping of car wash rinse, wash, mechanical noise and in particular dryer/blower noise will create intermittent and repeated nuisance noise throughout the day. These nuisance conditions will be very noticeable and disturbing.
3. Many residents will be impacted by the noise including residents in PUC housing, residents on Brookside Ave, but none so severe as our home and property. We are located directly across College Avenue, roughly 350 feet to the north and approximately 100 feet in elevation above the site.
4. The noise will impact the quiet nature of Angwin for no reason other than small financial benefit to PUC. PUC already contributes most of the noise to Angwin with its steam plant, commercial refrigeration, and in recent years the addition of a co-generation plant. All of these steady noise sources contribute to a low, but distinguishable hum heard from numerous locations throughout the area.
5. The hillside directly across from the site is home to fox, deer, bobcat, and other animal life. Owls and many species of birds are also present. This habitat should be protected from unnecessary noise.
6. PUC proposes two vacuum stations. These notoriously emit loud, high pitched and obnoxious noise. The location of these vacuum units are even closer to our home than the car wash.

CONVENIENCE STORE

1. PUC already operates a market/convenience store several hundred yards from the proposed site with plenty of parking.
2. The proposed store will have new industrial/commercial roof mounted refrigeration units that will add additional noise to the area. We and others in our neighborhood whose homes are above the proposed store will be impacted most.
3. Additional traffic to/from the store will create additional noise that is new. This will come in the form of increased accelerations, decelerations, door slamming, and other general noise.

The potential for noise pollution related to this proposal is particularly troubling. Studies have shown that sustained noise levels from car washes can exceed acceptable limits, leading to detrimental health effects and decreased property values. Courts have ruled against proposed car wash facilities due to excessive noise levels that would negatively impact nearby residential areas. Rulings have emphasized the need for local governments to consider community health and well-being when approving such developments. Moreover, the odors associated with the chemicals used in car washes can significantly detract from the residential character of any neighborhood. The California Environmental Quality Act (CEQA) mandates that local governments assess the potential impact of such facilities on nearby communities, including air quality and odors.

Lastly, a car wash is not an essential requirement for daily life. While we understand the *desire* for modern conveniences, if PUC believes that an automated car wash is essential for its students and the community, it has several locations on its property that would have far less impact on us and others. PUC has stated to us that its only profitable commercial operation is fuel sales and they've been told that car washes are typically profitable. This seems a poor reason to approve a project that will have only negative effects on us and others if built in this location.

Given these concerns, we strongly urge the Planning Division to reconsider the location of this automated car wash. Such facilities are more appropriately situated in industrial zones where noise and odor will have minimal impact on a small residential community.

We reserve the right to raise additional objections as they become known. We are also currently exploring any legal remedies to protect the peaceful enjoyment of our property and interests. Please inform us of any new submissions by the applicant and intentions of your office so we may respond. We are able to discuss our concerns at your convenience.

We hope you will take these concerns into serious consideration.

Sincerely,



Andrew Greene and Michele Parr Greene, 155 Edgewood Place, Angwin, CA 94508