

Car wash

Perry <2sparky@comcast.net>

Mon 9/14/2020 7:48 PM

To: David Hogan <DHogan@m-group.us>

Cc: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>

To whom it may concern.

I am writing to all regarding the proposed car wash within the Benedetti tire complex.

As a long time resident of Sebastopol, I am loyal to all the business owners here in town. I would prefer to include my car washing needs too.

The Benedetti tire and oil stop has had the local residents best interest for as long as I have been going there. It is my belief that once again this car wash will be in the best interest of our community.

Mark Reece and his management team will work to provide a service that will reduce water use, improve customer convenience while showing concern about our environment and it's effects on our community.

Please support our local folks in welcoming a new business to Sebastopol. Thank you.

Perry Sparkman, Sebastopol resident and classic car owner.

Sent from my iPhone

From: Michael McGlothlin <michael.mcglathlin@gmail.com>

Sent: Tuesday, September 15, 2020 7:23 AM

To: Kari Svanstrom <ksvanstrom@cityofsebastopol.org>

Subject: Benedetti Tire car wash expansion

I am writing in support of granting the permits needed for Benedetti Tire to construct a state of the art car wash.

The city is in need of a decent car wash that is environmentally sensitive and efficient. The existing car wash in town is not adequate for the volume of use, often creating long lines and congestion.

Additionally, the quality of the current car wash is not very good. We often go to a wash on Piner in Santa Rosa rather than use the one here in town.

I think that the proposed location at the back of the Benedetti complex will provide easy access to the car wash without disrupting traffic flows. In short, I think the new proposed car wash is a win-win for the city and clean cars and urge you to approve the permits.

Michael & Jean McGlothlin

707-829-3529

707-217-3595

Car Wash

Elaine Schneemann <elaines@sonic.net>

Tue 9/15/2020 8:55 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

Sirs,

This letter is in response to the Car Wash project at 6809 Sebastopol Ave. Sebastopol.

This heard about this project a few years ago and have been waiting for it to move forward. I am very excited that this is something we can bring to our town. I have lived here for 21 plus years, raised 4 kids and working on 7 grandkids. The car wash is something that I would use on a weekly basis and I have 4 cars, RV and addition movable trailers etc. that I need to wash. Living in the country on well water and a gravel driveway, it is not always easy to wash and do a good job cleaning vehicles at home. Plus water spots due to the well water. This will also make it much easier, then going into Santa Rosa and spending my money there. I am all for getting this project moving forward.

Thank you,

*Elaine
Schneemann
707 483-7696*

Approval of car wash

Jebb Trione <jtrione@mancuso-hd.com>

Tue 9/15/2020 9:48 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

This email is in support of the approval of the proposed car wash at Benedetti Tire , this business has been needed in this town for many years, hopefully your approval process will go quickly as the need is growing .

Thank you
Jebb Trione



Proposed car wash

kensil@sonic.net <kensil@sonic.net>

Tue 9/15/2020 11:37 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>

Cc: David Hogan <DHogan@m-group.us>

As a long time business owner and resident of Sebastopol I would to extend my support for the proposed full service car wash at the Bennetti auto service location.

As a long term patron of Mark and Brad I know that the project has been well thought through and will be implemented with a high degree of care for all concerns associated with the project.

Bennetti's Tire Service has always had a high level of professional integrity in their business practices In our community.

I believe there is a definite need for the project in our community. I for one have my cars washed in Santa Rosa on a regular basis. Keeping that money in Sebastopol would be a definite benefit and convenience.

Lastly the design seems to be in keeping with our community aesthetics.

Hopefully the City of Sebastopol will quickly approve the project

Regards

Ken Silveria

Former and long time owner of Pacific Market as well as a long time resident of Sebastopol

Sent from I my iPhone



BARDELLA & ASSOCIATES

Taxes - Bookkeeping - Consultation

September 15, 2020

To Whom It May Concern:

We are writing to confirm our support of the potential new car wash in Sebastopol. We have been long time business owners in Sebastopol and support our community. We like the prospect of having a full-service car wash in Sebastopol. It also sounds like the car wash would be more environmentally friendly than city residents washing their vehicles at their own residence. We currently take our business out of Sebastopol to get a quality car wash.

Respectfully,



Barbara Bardella



Matt Bardella

702 Litchfield Avenue • Sebastopol, California 95472 • (707) 829-4800 • FAX (707) 823-2865
Web Site: <http://www.bardella.com> • Email: bardella@bardella.com

Proposed automatic car wash

Huck Hensley <hucksociety@yahoo.com>

Tue 9/15/2020 8:52 PM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

September 15, 2020

Dear Commissioners,

I have reviewed the initial studies for the proposed automatic car wash.

I am the property owner of the adjacent parcel at 6791 Sebastopol Avenue, the former Ford garage, which I renovated for offices, retail uses and Chimera Arts and Makerspace. I plan to propose infill housing on the open portion of the former Ford lot.

I believe the proposed car wash would negatively affect building tenants due to noise. It would also discourage future housing on the property, or anywhere nearby.

Generally, I think the proposed automatic car wash would be a step backward for Sebastopol; it would increase noise pollution downtown, generate more traffic and air pollution, contribute to flooding, and discourage downtown housing. I do not believe the strident nature of this use is appropriate in proximity to the Laguna habitat and Joe Rodota Trail.

The noise monitoring survey fails to include the Ford Building in its survey where it claims that the Sebastopol Inn is "...the closest noise sensitive use to the project site..." (page 13). The nearest offices are less than a hundred feet from the noisiest facet of the proposed car wash. The second-story offices in the Ford building are normally quiet, with people having meetings and doing computer work. Chimera Makerspace conducts indoor and outdoor classroom instruction just ten feet from the car wash exit.

The Sebastopol Municipal Code (8.25.060) prohibits noise emitted beyond a premises boundary above 55dBA.

Per Figure 8 of the noise wall analysis, the car wash operation, even with a ten-foot wall, would emit noise between 65-70 dBA onto the adjacent Ford property. I do not understand how a project generating an unlawful noise level can be approved.

The traffic study uses vehicle-per-day assumptions that do not match those of the noise assessment. The noise study estimates 250 to 350 vehicles per day through the car wash (page 23). The traffic study states: "The applicant anticipates serving an average of 125 to 150 customers per day, with 200 customers on a peak day" (page 17). This discrepancy casts grave doubts on the traffic study.

Finally, I believe the ordinance against drive-through uses should be amended to include car washes.

Thank you for your thoughtful consideration.

Respectfully,
Huck Hensley

Benedetti car wash

key250@aol.com <key250@aol.com>

Wed 9/16/2020 10:15 AM

To: David Hogan <DHogan@m-group.us>; ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>

I am David Key from Key Auto Body 250 Morris St. I believe the car wash project will be a good fit for the area and Sebastopol. The car wash on Healdsburg Ave is hard to enter and only compact vehicles can access it. Car washes save water and waste going down our storm drains. It also gives customers the choice of complete service at Benedetti Tire
Thank you very much, David Key

Benedetti Car Wash

Judy Reynolds <jreyseb@sbcglobal.net>

Wed 9/16/2020 11:15 AM

To: David Hogan <DHogan@m-group.us>

I would like to offer my support for the car wash plan at the back of Benedetti's Tire Service. I feel it would be nice instead of driving to Santa Rosa for a car wash of this caliber. I live in Sebastopol and hope Mark will get the cities support on this project. Thank you Judy Reynolds
Sent from my iPhone

Car wash

pete henderson <pete95403@yahoo.com>

Wed 9/16/2020 11:30 AM

To: David Hogan <DHogan@m-group.us>

Good day David, I am a longtime customer of Benedetti tire. I appreciate the professional handling of all my Ford 150 truck needs at this facility. I am excited to hear about the possibility of a state of the art car wash at this location. This will save me time and money trying to locate a good car wash. This will also save the environment of unnecessary water and waste runoff into the storm drains. I will be able to get service and a quality wash at the same place. I feel this project will be a great asset to the local community. Thanks for your time.

Peter G Henderson

Benedetti Car Wash

Richard Johnson <rmj52@sonic.net>

Wed 9/16/2020 12:09 PM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>

Cc: David Hogan <DHogan@m-group.us>

Dear Planning Director Svanstrom and members of the Planning Commission,

This letter is in support of the application to install an automated car wash at the existing auto service center located at 6809 Sebastopol Avenue.

The project is consistent with the General Plan and compliments the existing tire/repair shop and oil changes facility currently located at the site. The project is in keeping with the surrounding commercial uses along Sebastopol Avenue. The proposed mitigation measures will enable the project to operate within all parameters established in the City.

In my view, this project has a number of positive features, including:

- 1) Installation of a car wash will enhance the range of automotive services offered at this location. In essence, being able to have a car washed concurrent with an oil change or repair eliminates the need for an additional trip. This adds a notable measure of convenience to the community and is consistent policies encouraging reduction in car trips.
- 2) The car wash is designed to use a minimal amount of water and to reclaim and reuse wash water. The system is designed with water conservation in mind.
- 3) Access and traffic circulation will function smoothly with the connection to Abbott and Barnes Avenues.
- 4) A car wash at this location will be an additional amenity to the business services located in our downtown and will contribute to the economic and employment vitality in our community.

I urge the Planning Commission to support this application.

Thank you for your courtesies.

Yours truly,

Richard Johnson

499 Hansen Lane

Sebastopol. ca. 95472

707-823-1355

Dear neighbors,

I am writing to express my support of the proposed Benedetti Car Wash site in Sebastopol. As a 44 year resident of Sonoma County I have been a long time customer of Benedetti Tire and trust they will provide the community with the same valuable service and quality they have delivered during their tenure in Sebastopol. An environmentally friendly carwash will provide me with an alternative option to washing my vehicle in my driveway which I am sure will benefit the environment. The location fits perfectly with the existing established automotive service facilities that have been there for several decades.

Thank you

Adam Burgess

Proposed Car Wash

Deb Hedge <mshawaii1960@me.com>

Wed 9/16/2020 11:53 PM

To: David Hogan <DHogan@m-group.us>

To whom it may concern,

I am delighted with the prospect and proposal set in front of you of a car wash in Sebastopol.

No longer will I have to drive to get my car washed. I can stay local in my community and get my car's oil changed and washed at the same place saving me time, wear and tear on my car and continue to help support my community.

Benedetti's Tire and oil has become the family go to for service on our cars... we trust Mark and the team he has put together to ensure our cars run efficiently and now with this new endeavor my car will be cared for from head to toe from a trusted business.

I hope you would approve this proposal and continue to allow this business to thrive and flourish as Benedetti's continues to be consistent in a world that is in flux

Thank you for your consideration in this matter

Deb Hedge

A loyal Benedetti client

Sent from my iPhone

Sebastopol Car Wash Proposal

Laura Jame <ljame@jamecpa.com>

Thu 9/17/2020 10:17 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

To Planning Commissioner Svanstrom and project contact David Hogan;

I'm writing to convey my support for the car wash proposed to be located in town at Benedetti Tire Service. As a long time resident of Sebastopol and regular customer of Benedetti Tire Service, I can see many benefits personally, economically and environmentally of having a full service, eco friendly car wash here in town. As there are no good modern options for residents to get their cars washed, we are forced to either wash our own cars or drive out of town. Not only has the cost of water service sky rocketed, but also for conservation purposes, I do not like to wash my car at my residence. This option will cost me 30-50 gallons per wash, per car and that becomes a cost prohibitive exercise for my household budget. As a result, I have to drive to Santa Rosa or Rohnert Park which is costly in terms of my time and fuel.

Given the eco friendly, state of the art technology of the new car wash proposal, the Sebastopol community will see improvements from both a cost and environmental perspective. Fewer people will be forced to wash their cars at home or have to get into their cars and drive long distances to other cities to have their cars washed. Please support the new car wash planned for Sebastopol with as much enthusiasm as do many of us in the community.

Sincerely,
Laura Jame, CPA

September 17, 2020

David Hogan
M- Group City Planner – City of Sebastopol
dhogan@m-group.us

Dear Mr. Hogan,

As owner of Cary & Associates Builders, Inc., I am writing to express my support for the proposed Benedetti Car Wash facility. I believe adding a state of the art, modern high-tech vehicle washing facility in Sebastopol, would be a great asset to our community.

This new facility will allow local community members to support a local business, instead of going to out of town to Santa Rosa or Rohnert park for their car washing needs.

The car wash will implement water conservation efforts that will use less water than if we washed our vehicles at home, since the facility uses reclaimed water to prewash the vehicle prior to entering the automated facility.

I urge you to approve the Benedetti Car Wash project to move ahead allowing local community members to support local businesses. Keep our hard earned dollars local and reward long time community businesses with the ability to grow!!!

Best Regards,



Corey Cleland, CEO
Cary & Associates Builders, Inc.

Benedetti Car Wash

KEN FOLEY <kwf334@comcast.net>

Thu 9/17/2020 11:27 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

Dear Planning Director Svanstrom and Planning Commission Members,

I write in support of the application to build and install a state of the art automated car wash at the Benedetti Service Center in Sebastopol.

The project is appropriate for the existing industrial and commercial nature of the surrounding area. It is consistent with the General Plan. Planned mitigation measures are adequate to meet or exceed current City requirements.

Additionally, I like that the new car wash will use less water than standard car washes and also reclaim water for pre-washing vehicles. The addition of an Abbott Avenue exit is also a benefit to customers patronizing the service center. I look forward to getting a quality car wash in town rather than driving to Santa Rosa.

I urge the Planning Commission to support this application.

Thank you for attention to this matter.

Sincerely,

Ken Foley

334 Springdale Street

Sebastopol, CA 95472

707-829-5420

Proposed car wash in Sebastopol

Pauline Pellini <paulinepellini@gmail.com>

Thu 9/17/2020 11:32 AM

To: ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>; David Hogan <DHogan@m-group.us>

Dear Kari and Dave,

I am writing to let you know that I am very supportive of a new and better car wash in Sebastopol. The two currently available are not friendly to use and not good to our environment.

I drive to Santa Rosa several times a month to have my car washed. It would be wonderful to save the time and gas to get there. It would also generate additional tax for our town.

Benedetti has been a long standing business in our community. They provide great service and also do much to support nonprofits and organizations in the community.

This project is a win, win for all the community.

Thank you for supporting this new business,

Pauline Pellini

Sebastopol resident for 63 years

Pauline Pellini

Vanguard Properties

6790 McKinley Street Suite 120

Sebastopol, CA 95472

(707) 695-5516

BRE#01249628

September 17, 2020

City of Sebastopol Planning Commission

Re: Proposed Benedetti Car Wash

Hello, My name is Isabella Yardley, I am a longtime satisfied customer of Benedetti Tire Services and Express Lube.

I was excited to hear of the proposed plan to open a car wash in Sebastopol. It is currently very inconvenient to have to go to Santa Rosa or Rohnert Park to get a good car wash.

Having the car wash in town and right next to all of my other automotive needs will be very convenient and keep more money in the city.

Your approval of this car wash would be a definite positive addition to Sebastopol.

Sincerely,

Isabel Yardley

(No subject)

Beverly Hansen <missbevie2002@aol.com>

Fri 9/18/2020 12:10 PM

To: David Hogan <DHogan@m-group.us>

Hi Mr. Hogan, I'm writing this in reference to Mark Reece going before the planning commission to submit plans for a car wash in Sebastopol. We've known Mark for many years as he's always done car maintenance and tires for all our vehicles besides he's been our customer for our janitorial service for many years. Mark will develop a high class building which Sebastopol can be proud of.

This is a service we'd like to have here in town instead of going to Santa Rosa. Now that we're getting older, it will be so convenient to have a drive thru car wash for our work van and my big Suburban car.

We consider this a plus for our city and I'm sure you know Mark will make sure this will work well for traffic flow and the new building works well with existing buildings.

Thank you,
Bill and Beverly Hansen
Hansen's Building Maintenance

Proposed Benedetti Car Wash

Russ Taylor <Russ@carybuilders.com>

Fri 9/18/2020 4:47 PM

To: David Hogan <DHogan@m-group.us>; ksvanstrom@cityofsebastopol.org <ksvanstrom@cityofsebastopol.org>

When I first heard about the possibility of Sebastopol getting a new state of the art car wash, it was great news. I have lived in Sebastopol for over 50 years and have always been a customer of Benedetti tire since I started driving. I have watched them grow and expand adding the Express Lube to there already great service department. With the addition of a car wash, the convenience of being able to have a one stop vehicle service facility is ideal. I know there have been many times where I planned a day of shopping out of town because I planned on having my vehicle washed and it was more convenient. A nice car wash in Sebastopol would allow more people the ability to continue shopping local.

I have kept up on the progress of the proposed car wash and believe that Benedetti Tire is doing a great job of planning this new facility. The proposed building design is consistent with the surrounding buildings and doesn't have that look of your typical car wash. The state of the art water recycle and noise reduction design and placement of equipment is showing good concern for the environment and neighbors. Along with that, the building allows for added solar panels, overall great design.

The approval of this project would be a great asset to the community. The addition of the car wash to the Benedetti Tire and Express Lube, would make for a one of a kind facility in Sonoma County.

Thank you,

Russ Taylor
Superintendent
Cary and Associates Builders, Inc.
License # 738609
O: 707-829-8589
C: 707-484-4540

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Car Wash at Benedetti Tire Service

Theresa Dutton <theresadutton50@gmail.com>

Sat 9/19/2020 1:29 PM

To: David Hogan <DHogan@m-group.us>

> Benedetti Tire Service has been in my life since I came to live in Sebastopol almost 30 years ago. Brad, and now Mark have given me excellent automotive service and always go above and beyond when it comes to customer service. I'm so thankful that I haven't had to go to Santa Rosa all these years for my automotive needs.

> It just seems fitting that Mark is now expanding his business to include a local car wash! I'm extremely happy to have this new addition to his business as well as for the benefit of our town of Sebastopol. I live on a very long dirt road and my car is always dusty. In the past, I have had to take time to drive to Santa Rosa for a car wash and now with Mark's new venture, I can stay in my own neighborhood and support Mark and Benedetti Tire Service locally.

> I completely support the addition of the car wash at the Benedetti Tire Service location and cannot wait for opening day sometime in the very near future.

> In my opinion, it's been needed in our small, special community for a very long time and thanks to Mark Reece, his vision and forethought, it will hopefully be our reality very soon. Theresa Dutton

Hello

9/18/2020

I understand there is a car wash project under consideration. I 'm a 30+ year resident of Sebastopol and I believe this is a service that is over due. With high water rates i dislike washing my cars in the driveway, it is a terrible waste, and I dislike taking my money out of town to get this service! The Benedetti team has shown in past projects quality, professionalism and environmental consideration and a need for services for our community. The proposed location would be ideal to provide a one stop shop for all our automotive services. Please consider this project for approval . Thank you.

Regards: Scott Brown

City of Sebastopol Planning Department
7120 Bodega Ave.
Sebastopol, CA 95472
ATTN: Kari Svanstrom, Director

September 16, 2020

Dear Ms. Svanstrom,

My wife and I have been active supporters of the Sebastopol community for 40 years. I spent 30 of those years as a member of the Sebastopol Rotary Club, was club president in 2002-03 and honored by the Senior Center as "Aged to Perfection" in 2014. My wife Rae was on the Chamber Board, worked at National Bank of the Redwoods and West America. She was well liked by many residents and was even selected as Citizen of the Year. Together we helped organize and produce numerous Apple Blossom Festivals and parades; enjoyed many After-Hours Chamber Mixers and have attended and supported numerous other community sponsored functions. I am proud to call Sebastopol my home.

That said, I would like to express my support for the proposed Benedetti Car Wash facility. Being retired for the last 4 years, I find myself driving to Santa Rosa to get my vehicles washed. It would sure be nice to have that service here in town. Even nicer to know "Benedetti Tire" is the developer. I've known Brad Benedetti, original owner, through business and Rotary and now Mark Reece. Both gentlemen have been wonderful supports of Sebastopol youth organizations and are always willing to donate to a good local cause.

A modern high-tech vehicle washing facility in Sebastopol, is needed and would be a wonderful community asset.

I ask that you urge Planning approval of the Benedetti Car Wash and allow locals to source vehicle wash services locally.

Sincerely,

A handwritten signature in black ink that reads "Bob Cary". The signature is written in a cursive style with a large, sweeping initial "B" that loops back under the name.

Bob Cary
112 Pine Breeze Lane
Sebastopol, CA 95472

Kari Svanstrom

Subject: FW: New Car Wash proposal

From: Naomi Lasley <naomaze@gmail.com>

Sent: Tuesday, September 22, 2020 1:16 PM

To: Lawrence McLaughlin <lmclaughlin@cityofsebastopol.org>

Subject: New Car Wash proposal

Dear Larry McLaughlin and City Council members:

My name is Naomi Lasley, and I understand that you will be discussing the proposal for a new car wash on Hwy 12 at tonight's meeting. As a resident of Cleveland Avenue, who has lived next to the Rotten Robbie car wash for 23 years, I am in favor of this new car wash proposal.

Having another car wash, in my view, is a way to draw car wash patrons away from the traffic congestion created by Rotten Robbie facility.

Having another car wash that is not in a residential/commercial neighborhood will ease the constant use and noise and pollution that we get from the Rotten Robbie car wash. Even with the rather ineffectual noise mitigating door the car wash is still an audible presence that cannot be ignored, because the door opens up for the next customer while the dryers are still going.

So, yes, by all means, thumbs up for a new car wash that is located in an appropriate space that does not create a nuisance and impact its neighbors.

Thank you

Naomi Lasley

Kari Svanstrom

From: Mary Gourley
Sent: Tuesday, September 22, 2020 4:31 PM
To: Kari Svanstrom; Alan Montes
Subject: FW: Rotten Robbie Violation and Benedetti Car Wash Support
Attachments: RottenRobbie.jpg

Good evening
Please see email below.

Thank you
Mary Gourley
Assistant City Manager/City Clerk, MMC

-----Original Message-----

From: JACK FISHER <ajfisher@pacbell.net>
Sent: Tuesday, September 22, 2020 4:29 PM
To: neysacouncil@gmail.com; ps.sebcc@gmail.com; Michael Carnacchi <mcarnacchi@cityofsebastopol.org>; sarahgurney.seb@gmail.com; una.glass.seb@sonic.net; Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Rotten Robbie Violation and Benedetti Car Wash Support

Dear Mayor, Mary Gourley and City Council Members:

It has come to our attention that even though Rotten Robbie was finally able to fix the broken car wash entrance door, they have replaced it with an uninsulated, clear panel alternative with less noise mitigation ability. Additionally, the door is not staying closed during the entire dryer cycle, and opens early to allow the next car to enter before the entire wash/dry is complete. Both of these were requirements of the original use permit and are critical to the continuing mitigation of the noise generated.

Attached is a photo taken yesterday from the fence line of the adjacent property. The fence is being replaced, so there was a unique opportunity to show just how close their operation is to the nearest residential property.

Since the city is currently in the process of evaluating the Benedetti Car Wash proposal, we thought it would be a good time to express our full support. With proper sound mitigation, it is an appropriate use in an appropriate location. It is roughly 25 times further away from the nearest residence than what was approved for our neighborhood. Hopefully the project will be approved and serve to shift some of the burden to a more suitable location where the impacts are not so severe.

Thank you.

Donna and Jack Fisher

Curian

September 10, 2020

Dear Commissioners,

After reviewing the initial study for the proposed automatic car wash, I am writing to express my concern that this project will negatively affect the downtown area.

I am the CEO of Curian, a tech services company, with offices on the adjacent parcel at 6791 Sebastopol Avenue, the former Ford garage. Our second-story office has large windows overlooking the Benedetti property. Currently, it is a very noisy neighbor, and the addition of a two-story car wash would be incredibly disruptive.

We are right next to the Joe Rodota Trail and the Laguna habitat and such intensive usage will adversely impact all users walking or biking by on the trail. Currently, the noise levels can be high due to: a) a loudspeaker they use for communication, b) cars/trucks honking, c) beeping from trucks backing up, d) power tools used for oil and tire changes.

In addition to increasing an already noisy parcel, this project will consume large amounts of water and power, and may contribute to downtown flooding by adding thousands of square feet of impervious paving.

Page 13, Table 8 fails to include our building in the noise monitoring survey. We use our office for meetings, video calls, and computer work. An increase in noise levels will likely prove uncondusive to a working environment.

Sebastopol Municipal Code 8.25.060 prohibits noise emitted beyond a premise's boundary above 55 dB. Even with a ten-foot wall, this project will emit noise between 65-70 dB onto our offices. This unlawful amount of noise should immediately disqualify this project from further consideration.

In order to retain the charm of Sebastopol, I urge the Commission to expand the ordinance against drive-through uses to include car washes.

Thank you for your kind consideration.

Best regards,

Martin Reed