

RESOLUTION NO: 10-015

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE CONDITIONAL USE PERMIT 10-006  
(El Camino North Carwash)  
APN: 008-226-003

WHEREAS, the Planning Commission in March of 1987 adopted Resolution 87-013 approving CUP 87004 to establish the existing car wash; and

WHEREAS, condition No. 7 of Resolution 87-013 (Exhibit A) stated as follows:

*The carwash facility is to be operated without an "air drying cycle" or "blowers" to minimize noise impact. Per Municipal Code Section 21.21.040, the operation shall not exceed 55dbA at the property line of adjacent residences. All machinery for vacuum equipment shall be contained within a soundproofed structure.*

and;

WHEREAS, Gary Pederson, on behalf of El Camino North Carwash has filed a Conditional Use Permit application to allow for the installation of a new blower-dryer system to the existing carwash located at 740 21<sup>st</sup> Street; and

WHEREAS, in conjunction with the application a Sound Level Assessment (Exhibit B) was prepared by David Lord, PhD that concludes that the noise created by the new blower-dryer will not exceed the maximum noise levels outlined in the Noise Element of the General Plan; and

WHEREAS, no other conditions except allowing the blower-dryer, are proposed to be changed within in CUP 87-013; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 12, 2010, to consider the facts as presented in the staff report prepared for this project, and to accept public testimony regarding this conditional use permit request; and

WHEREAS, this application is Categorically Exempt (Class 32) from environmental review per Section 15332 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA); and

WHEREAS, based upon the facts and analysis presented in the staff report, and public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation for the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles does hereby approve Conditional Use Permit 10-006 subject to the following conditions:

STANDARD CONDITIONS

1. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

SITE SPECIFIC CONDITIONS

2. All conditions of approval outlined in Resolution 87-013 except for Condition No. 7 shall remain in full effect.
3. This CUP allows for the addition of a blower-dryer (Wind shear with one 30-hp motor, or equivalent) at the carwash located at 740 21<sup>st</sup> Street, subject to conditions within Resolution 87-013 (except Condition No. 7) and subject to the following listed exhibits:

<u>EXHIBIT</u>	<u>DESCRIPTION</u>
A	Resolution 87-013
B	Sound Level Assessment

4. Prior to the final approval of the building permit for the installation of the blower-dryer, the Acoustic Consultant shall provide a statement indicating that the blower-dryer has been tested and is operating within the specifications anticipated within the Acoustic Analysis, which is below the thresholds established in the Noise Element of the General Plan. If the noise levels from the new blower-dryer can not perform to the required levels, operation of the blower-dryer will not be permitted until the necessary noise levels can be achieved, or the blower-dryer is removed.

PASSED AND ADOPTED THIS 12<sup>th</sup> day of October, 2010 by the following Roll Call Vote:

AYES: Holstine, Vanderlip, Garcia, Nemeth, Tretch, Peterson  
NOES: None  
ABSENT: Gregory  
ABSTAIN: None

  
\_\_\_\_\_  
JOEL PETERSON, CHAIRMAN

ATTEST:   
\_\_\_\_\_  
RON WHISENAND, SECRETARY OF THE PLANNING COMMISSION

# City of El Paso de Robles

RESOLUTION NO. 87-013  
A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE USE PERMIT 87004  
(BOYER - CARWASH)

WHEREAS, Mike and Jeanne Boyer have filed an application to establish an automated carwash facility in the C-3 zone and a parking lot to serve this use located within the R-3 zone at the southwest corner of 21st and Park Streets, and

WHEREAS, a public hearing was conducted by the Planning Commission on March 23, 1987 to consider the facts as presented in the staff report prepared for this project, dated March 20, 1987 and to accept public testimony regarding the proposed development plan, and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions of approval listed below, the Planning Commission finds that the establishment, maintenance or operation of the requested use or building applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience and general welfare of the persons residing or working in the neighborhood of such proposed use, or be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso De Robles does hereby approve Use Permit 87004 subject to the following conditions:

Conditions Of Approval:

1. This use permit authorizes the construction and operation of an automated carwash facility in the C-3 zone at the southwest corner of Park and 21st Streets.
2. Parcels #1 and #2 are to be merged to create one site prior to the issuance of building permits.
3. Parking shall be redesigned to provide five (5) offstreet parking stalls within the adjacent residentially zoned parcel.
4. A decorative masonry wall shall be constructed along the southern property line as approved by the Architectural Review Committee and the City Engineer. Within 15 feet of the Park Street frontage the wall shall be no higher than 3 feet, but shall then be stepped up to 6 feet for the remainder of the wall length.
5. Additional interior landscaping shall be installed in accordance with architectural review approval.

**Exhibit A**

Res. 87-013

CUP 10-006

(El Camino Carwash)

# City of El Paso de Robles

6. Directional signs to be installed in a location to be determined by the Architectural Review Committee.

7. The carwash facility is to be operated without an "air drying cycle" or "blowers" to minimize noise impact. Per Municipal Code Section 21.21.040, the operation shall not exceed 55dBA at the property line of adjacent residences. All machinery for vacuum equipment shall be contained within a soundproofed structure.

The applicant shall comply with the standard conditions for issuance of building permits, attached as Exhibit "A", and amended as follows:

a. Condition no. 6 is amended to read: The existing power lines in the alley need not be undergrounded, however, the power pole shall be relocated at the applicant's expense to provide safe traffic circulation.

9. The applicant shall construct a 48" reinforced concrete pipe to a catch basin and a 48" stub for future extensions of this storm drain.

10. The applicant shall construct an 8" water main from Park to Spring Streets.

11. The applicants shall obtain a wastewater discharge permit from the Municipal Services Department.

12. The site shall be kept in a neat manner; landscaping shall be maintained in a viable condition.

13. Chain fencing shall be placed across the alley and front driveways as approved by the Architectural Review Committee.

14. The hours of operation shall be 8:30 a.m. to 5:00 p.m. Monday through Saturday, 10:00 a.m. to 3:00 p.m. on Sundays, and 8:30 a.m. to 6:30 p.m. Monday through Saturday during Daylight Savings Time.

PASSED AND ADOPTED THIS 24th day of March, 1987 by the following roll call vote:

AYES: Bryant, Iversen, Farnow, Woosley  
NOES: Picanco  
ABSENT: Baron

  
CHAIRMAN DUANE PICANCO

ATTEST:

  
ROBERT A. LATA, SECRETARY, PLANNING COMMISSION

**Sound Level Assessment  
for  
21st St. Carwash  
Proposed Tenant Improvements  
Paso Robles, CA**

**requested by  
Gary Pederson  
El Camino North Inc.  
Paso Robles, CA 93446**

September 21, 2010

**45dB.com**  
David Lord, PH.D.  
Acoustics Consulting

299 Albert Drive  
San Luis Obispo  
California 93405  
tel. 805.704.8046  
email: dl@45db.com

**Exhibit B**  
Acoustical Study  
CUP 10-006  
(El Camino Carwash)

# Sound Level Assessment 21st St. Carwash Proposed Tenant Improvements

## 1.0 Description and Conclusions

This is a report on the sound level assessment of the proposed installation of a blower/dryer at the existing 21st Street Carwash, with regard to potential sensitive residential receptors near the Carwash.

The site plan with proposed building footprints is shown in “Figure 1. Site Plan” on page 3. The proposed carwash improvements are bordered on major elevations by commercial uses, Radio Shack to the west, Culligan to the east, and a financial services center to the north. Potential existing and future residential sensitive uses are located to the northeast, to the east and to the south of the proposed carwash improvement.

Noise level contours before the proposed tenant improvement are shown in “Figure 2. Noise Level Contours, Traffic Only, No Blower/Dryer” on page 4. This figure shows the existing noise contours with traffic on 21st Street and Park Street. All noise contours are modeled at six feet above grade. Existing average daytime sound levels are shown at the boundaries of the residential use areas resulting from traffic noise only. Traffic noise is the dominant ambient noise source and will mask noise levels 50 dB and below coming from stationary sources.

The carwash is planned to operate during daytime only. An average of six cars per hour will pass through the carwash. It is estimated the blower/dryer will operate about three minutes for each car. The blower/dryer sound levels are shown in “Figure 3. Noise Level Contours for project with blower/dryer.” on page 5. Sound level data from a dryer with one 30 hp. motor and silencing package are shown in “Figure 5. Blower Dryer Exhibit: Windshear with one 30-hp motor.” on page 7.

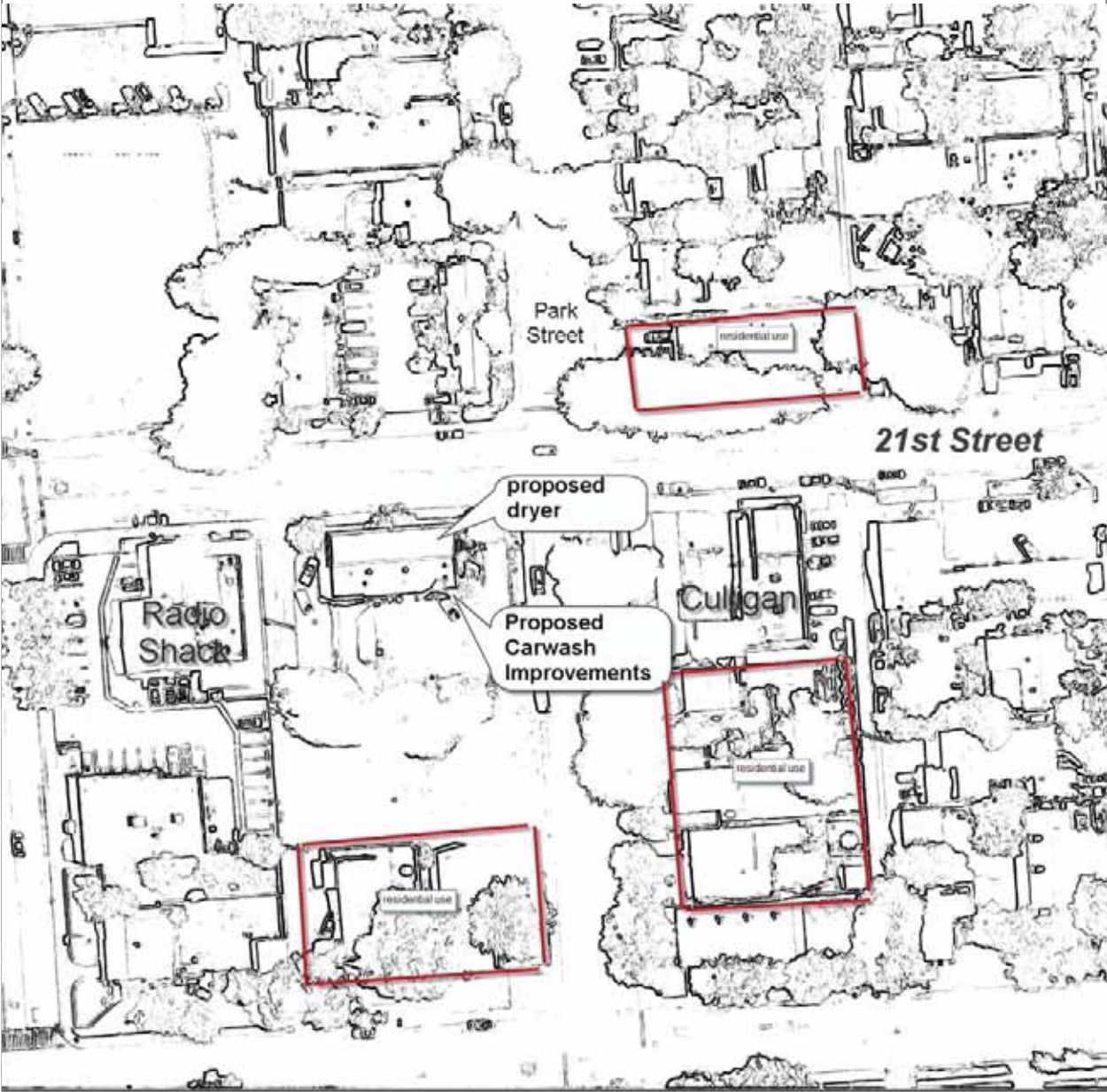
City of Paso Robles allowable hourly noise exposure 50 dBA (shown in “Figure 4. Maximum Allowable Noise Exposure-Stationary Noise Sources” on page 6) will not be exceeded at existing residential receptors. The existing, sound levels at the boundary of potentially sensitive residential units are either unchanged or raised by no more than 1 dB above ambient traffic noise with blower/dryer in operation. The blower/dryer operation will also not exceed the instantaneous maximum level of 70 dB at any of the existing residential receptors.



by David Lord, September 21, 2010

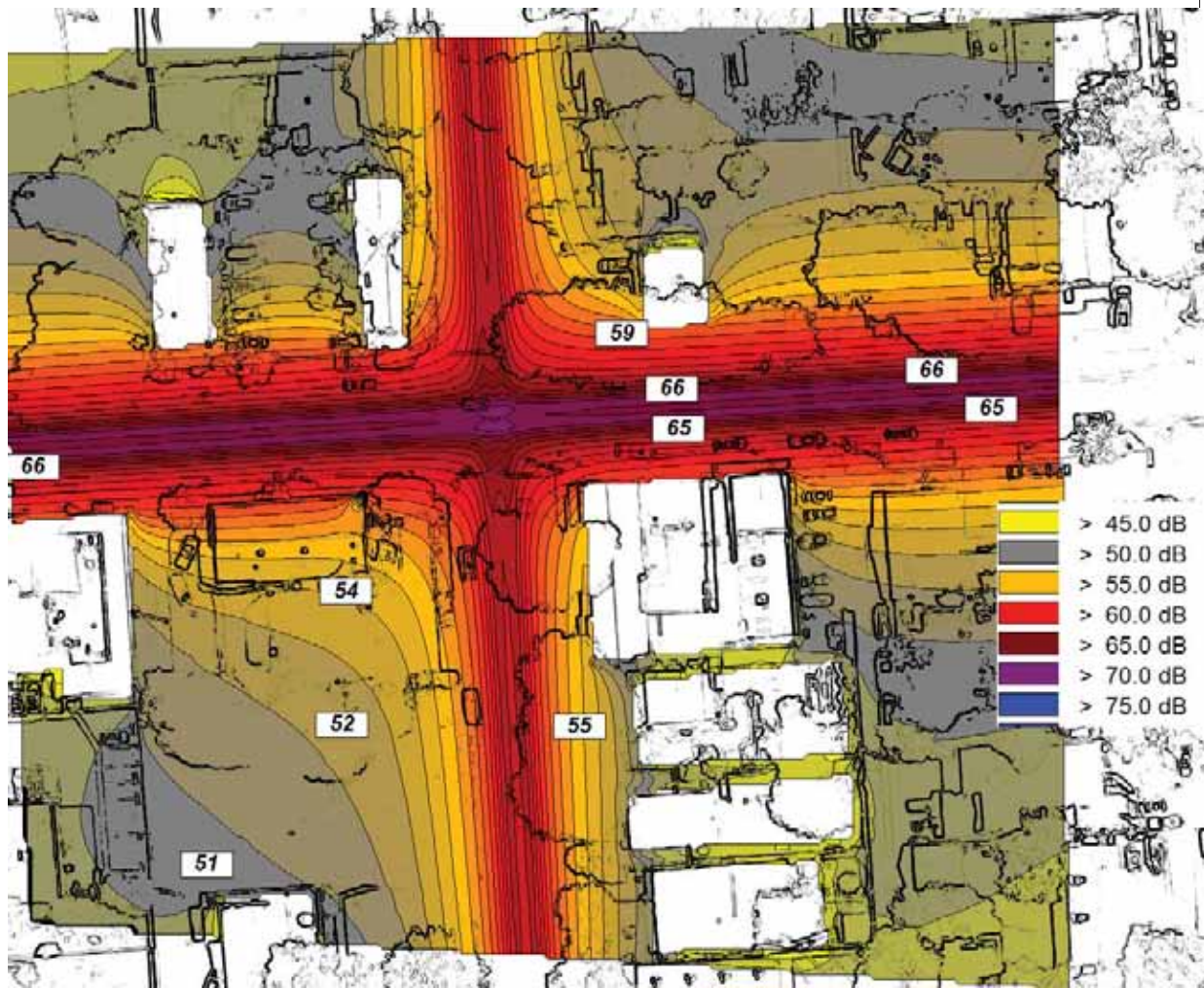
for 45dB.com

Figure 1. Site Plan



**Figure 2. Noise Level Contours, Traffic Only, No Blower/Dryer**

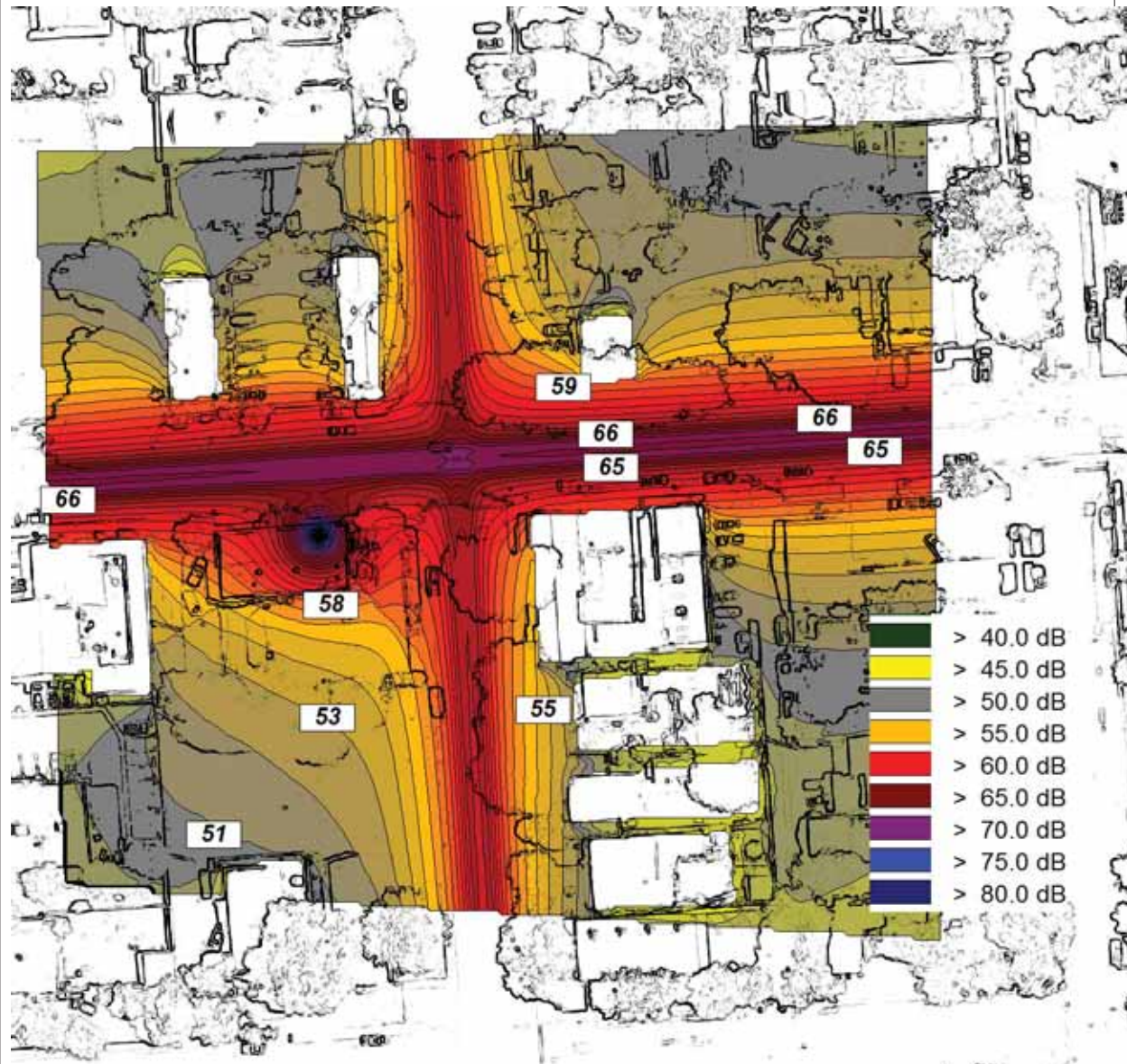
Sound levels are indicated in Leq = dBA units over a one-hour period





**Figure 3. Noise Level Contours for project with blower/dryer.**

Sound levels are indicated in Leq = dBA units over a one-hour period



**Figure 4. Maximum Allowable Noise Exposure-Stationary Noise Sources**

City of El Paso de Robles General Plan 2003  
**Noise Element**

**Table N-5.  
 Maximum Allowable Noise Exposure-Stationary Noise Sources<sup>1</sup>**

	<b>Daytime (7 a.m. to 10 a.m.)</b>	<b>Nighttime (10 p.m. to 7 a.m.)</b>
Hourly L, dB <sup>2</sup>	50	45
Maximum level, dB <sup>2</sup>	70	65
Maximum level, dB-Impulsive Noise <sup>3</sup>	65	60

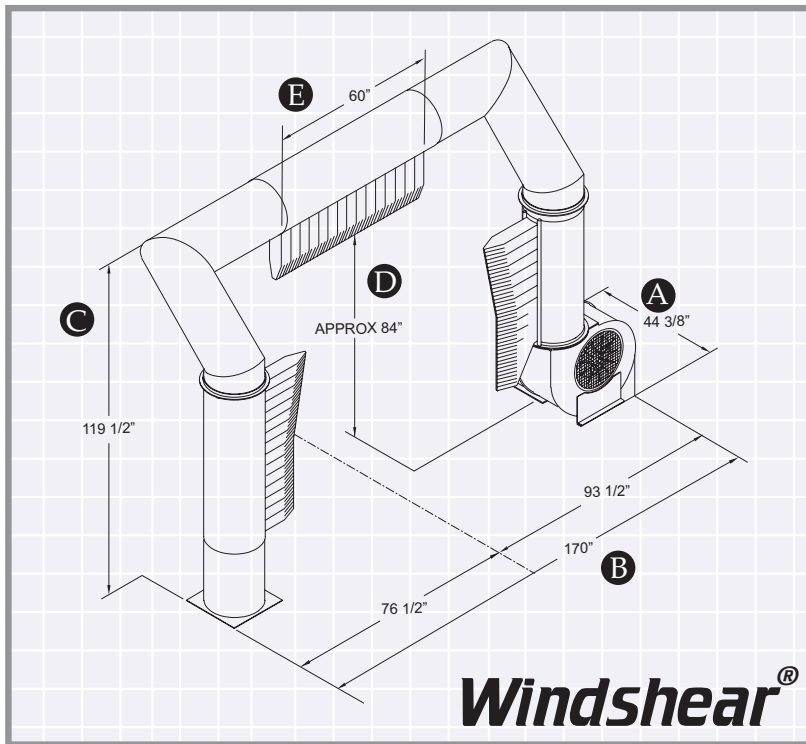
<sup>1</sup> As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

<sup>2</sup> Sound level measurements shall be made with slow meter response.

<sup>3</sup> Sound level measurements shall be made with fast meter response.

*NOTE: "Slow" and "fast" meter responses are switch settings on noise meters. The slow setting dampens impulsive fluctuations to give an average noise level; the fast setting allows recordation of impulsive noises.*

**Figure 5. Blower Dryer Exhibit: Windshear with one 30-hp motor.**



**EQUIPMENT**

- A** OVERALL LENGTH  
44 3/8 in.
- B** OVERALL WIDTH  
170 in.
- C** OVERALL HEIGHT  
119 1/2 in.
- D** BAG HEIGHT  
84 in.
- E** BAG WIDTH  
60 in.

**Machine Operating Requirements\***

**MOTORS**

- 30 hp, 3600 RPM's
- 208-230 / 460 volts
- 1.25 service factor
- Frame: 286T
- 3 Phase
- Fan-cooled, totally enclosed

*NOTE: Wiring and controls to be provided by the purchaser: Additional motor specifications available upon request. Additional voltages available on special order.*

**EQUIPMENT OPTIONS**

- Colors: Blue or Red bags
  - The Silencer Package
  - Vehicle Recognition System (VRS)
- Weight: 1250 lbs. (approximate)

**GENERAL DESCRIPTION**

The Proto-Vest "Windshear" is designed as a stand alone drying system. It is ideal for tunnels with a variety of line speeds, rollovers and self-service applications. This patented system utilizes one (1) 30 hp Magnum blower, plenum and three (3) Proto-Duck™ air delivery bags designed to direct air around the vehicle as it passes under the equipment arch. Proto-Vest's blower/motor assemblies are engineered for both maximum efficiency and cost effectiveness allowing the system to operate with only one 30hp Magnum blower. With the improved performance of the Magnum blower assembly the Windshear's drying quality far surpasses any comparable horsepower dryer in its class.

Proto-Vest's stringent standards in material selection for dryers result in extended equipment life and reduced maintenance. The blower assembly is manufactured from steel that is powder coated while the impeller is electroplated. The blower is AMCA Class IV certified. The plenum is made from 5052-H32 aluminum, while the bags are produced from Proto-Duck™ materials. These materials resist corrosion and tearing.

**FEATURES / BENEFITS**

**Patented Touchless Design:**

Pressurized air flows through three (3) patented bags which direct the air to the vehicle's horizontal and vertical surfaces. It dries the hood, roof, deck, windows, and sides of the vehicle without touching.

**Low Maintenance:** Other than the blower / impeller assemblies, there are no moving parts to wear-out or break down. (Please note that Proto-Vest recommends routine maintenance in order to maximize product life.)

**Line Speed Efficiency:** As a stand alone unit the "Windshear" will provide an effectively dried car at a wide variety of line speeds.

**Compact / Modular design:** Designed to fit into limited space as a stand alone or supplemental dryer.

**DECIBEL READINGS**

With Silencer / Without Silencer  
(WS) (WOS)

Windshear® - (1) 30hp dryer:  
 WS: 10 ft=76.9 dBA; WOS: 10 ft=91 dBA  
 WS: 20 ft=70.9 dBA; WOS: 20 ft=84.9 dBA  
 WS: 30 ft=67.4 dBA; WOS: 30 ft=81.4 dBA  
 WS: 40 ft=64.9 dBA; WOS: 40 ft=78.9 dBA  
 WS: 50 ft=63 dBA; WOS: 50 ft=77 dBA  
 (The above decibel readings are interpolated.)

**SERVICE / SUPPORT**

Proto-Vest recognizes that support after the sale of equipment is critical to the success of our customers. Our company offers its customers access to a wide range of services including: field service technicians, factory direct aftermarket parts, and an engineering staff for custom designed applications.

Proto-Vest Patents:  
 U.S.: 3,942,430; 4,161,801; 4,409,035; 4,418,442; 4,433,450; 4,445,251;  
 4,446,592; 4,589,160; 4,700,426; 5,027,714; 5,184,369; 5,187,881; 5,195,207;  
 5,280,665; 5,421,102; 5,553,346; 5,886,648; 5,901,461; 5,950,324; 5,960,564;  
 6,038,781; 6,176,024; 6,519,872; others pending.  
 Canada: 1,021,996; 1,111,328; 1,190,453; 1,201,040; 1,197,439; 1,219,195;  
 1,219,192; 1,219,194; 1,258,026; 1,219,193; 2,013,749; 2,071,568; 2,071,239;  
 2,071,388; others pending.



\*Specifications subject to change without notice.

\*\*If starting motor over 10-12 times an hour it may be more efficient to leave blower on.

Proto-Vest, Inc., 7400 N. Glen Harbor Blvd., Glendale, AZ 85307 • 800-521-8218 • 623-872-8300 • Fax 623-872-6150  
 www.proto-vest.com

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## **2.0 Acoustical Modeling Methods**

### **Noise Contour Modeling**

Noise contours incorporating the measured sound level values were generated using CADNA/A, an acoustical modeling program which was developed to predict hourly Leq values for point-source and linear sound sources. This computer modeling tool, made by Datakustik GmbH, is an internationally accepted acoustical modeling software program, used by many acoustics and noise control professional offices in the U.S. and abroad. The software has been validated by comparison with actual values in many different settings. The program has a high level of reliability and follows methods specified by the International Standards Organization in their ISO 9613-2 standard, "Acoustics – Attenuation of sound during propagation outdoors, Part 2: General Method of Calculation." The standard states that, "this part of ISO 9613 specifies an engineering method for calculating the attenuation of sound during propagation outdoors in order to predict the levels of environmental noise at a distance from a variety of sources. The method predicts the equivalent continuous A-weighted sound pressure level ... under meteorological conditions favorable to propagation from sources of known sound emissions. These conditions are for downwind propagation ... under a well-developed moderate ground-based temperature inversion, such as commonly occurs at night."

The computer modeling software takes into account source sound power levels, surface reflection and absorption, atmospheric absorption, geometric divergence, meteorological conditions, walls, barriers, berms, and terrain variations. The CADNA/A software uses a grid of receivers covering the project site.