

APPENDIX 8.5A

City of Ripon Noise Letter



City of Ripon

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DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

April 15, 2003

Mr. Steve Hill
Project Manager
Modesto Irrigation District
920 Woodland Ave.
Modesto, CA 95351

Subject: City of Ripon Noise Standards for the MID Electric Generating Station

Dear Mr. Hill:

It is our understanding that the Modesto Irrigation District (MID) is developing an approximately 95 MW power plant within an industrially-zoned district of the City of Ripon, called the MID Electric Generating Station or MEGS. The purpose of this letter is to clarify the City of Ripon's noise standards as they relate to the proposed MEGS project.

The applicable noise guidance is contained in the Community Health and Safety element of the City's General Plan (Volume 1, Chapter 4, Adopted September 15, 1998). The City considers levels up to 65 LDN acceptable for residential land uses. The City has reviewed the noise contours provided by MID (attached) and has determined that the MEGS project complies with the 65 LDN guideline at all existing residential property lines.

Policy J4: *To examine any source of noise projected at or above 70 dB at 50 feet for compatibility with existing or projected planned neighborhood land use before granting a rezoning or conditional use permit.*

Compliance with Policy J4: The noise contours provided to the City of Ripon show the predicted plant levels in terms of LDN or instantaneous (L_{eq}). Plant noise will not exceed 70 dBA LDN or L_{eq} within 50 feet of any existing residential land use. Furthermore, the 70 dBA L_{eq} contour is almost wholly contained within the project property line. Therefore, the City of Ripon finds the MEGS project to be in compliance with Policy J4.

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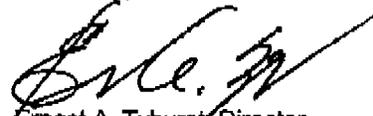
Kye Stevens

Policy J6: *The Land Use Compatibility Standards set forth in General Plan Table 4.1 are the adopted noise standards for the City of Ripon.*

Compliance with Policy J6: The City considers levels up to 80 LDN as acceptable along adjacent industrial, manufacturing, utilities or agricultural parcels. The project's 75 LDN contour will almost wholly be contained within the property line and at no point along the property line will the level exceed 80 LDN. The project therefore complies with the industrial guideline. MID has also committed to complying with the construction noise limitations established in Section 16.24.030.P of the Ripon Municipal Code.

The City therefore finds the MEGS project to be in compliance with all of the City's applicable noise laws, ordinances, regulations and standards.

Sincerely,



Ernest A. Tyhurst, Director