

APPENDIX 8.5A

# City of Turlock Noise Letter

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**City of Turlock**  
**Community Development Services**  
**156 South Broadway, Suite 120**  
**Turlock, CA 95380-5454**  
**(209) 668-5640**

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November 14, 2002

Mr. Randy Baysinger  
Turlock Irrigation District  
P.O. Box 949  
Turlock, CA 95381-0949

**SUBJECT: City Noise Standards for the TID Walnut Energy Center Project**

Dear Mr. Baysinger:

It is our understanding that the Turlock Irrigation District is developing a 250 MW combined cycle power plant. The plant will be located on 18 acres within a 69-acre site off South Washington Road, near the intersection of West Main. The site is in an area zoned industrial and is located immediately south of the Foster Farms' Foster Commodities-West Main plant.

The purpose of this letter is to clarify the City of Turlock's noise standards as they relate to the proposed project.

Pursuant to TMC §9-2-307(a), it is the industrial zoning, not the use that determines the applicable noise standard. Therefore, even though there are residences within the vicinity of the subject site, these residences are not considered sensitive land uses because they are located within the City of Turlock's "Industrial" zoning district. Therefore, given the industrial zoning of the project site and the industrial zoning surrounding the site, the city does not believe the project would be located near any noise sensitive uses such as those contemplated in the Land Use Compatibility Guidelines found in the General Plan and in the Noise Ordinance.

Please note that these comments apply only to properties located within the incorporated city limits of the City of Turlock. The County of Stanislaus must be contacted regarding Noise Standards for the adjoining agriculturally zoned properties.

Sincerely,

Michael I. Cooke, AICP  
Planning Manager