

Lorne Prescott - RE: Walnut Creek Noise

From: Shahab Khoshmashrab
To: "ekonjoyan@majesticrealty.com".GWIA.gwia
Date: 1/30/2007 1:24 PM
Subject: RE: Walnut Creek Noise

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05-AFC-2	
DATE	JAN 30 2007
RECD.	FEB 05 2007

Mr. Konjoyan,

I calculated the night time noise level from the power plant at the Resort and, as expected (since the Resort is about 1 mile away), the power plant will have no significant impact at this location. For the worst case scenario (late night and early morning hours, when people are trying to sleep), the power plant noise will be barely noticeable. This noise level would be about 40-42 dBA, which is a little lower than the expected nighttime ambient noise in the area.

I hope this addresses your concern.

Shahab Khoshmashrab

>>> "Konjoyan, Ed" <ekonjoyan@majesticrealty.com> 01/29/07 4:02 PM >>>

Mr. Khoshmashrab:

Thank you for responding to my voice mail message with your email below. As I may have mentioned, I am attorney with Majestic Realty Co. We are one of the largest property owners in the City of Industry (primarily light industrial facilities) and also operate the Pacific Palms Conference Resort, which is located in the City of Industry approximately one (1) mile to the northwest of the Walnut Creek Energy Park (WCEP) project location. The Pacific Palms Conference Resort ("Resort") is a unique upscale hotel, conference and recreational property in the San Gabriel Valley. The Resort is patronized by local, regional and national businesses for conferences, as well as by local residents for noteworthy events such as anniversaries, reunions, weddings and charity fundraisers. We have recently invested a significant amount of money upgrading the Resort, including dramatic improvements to the common areas and conference facilities, hotel rooms, restaurants, and golf courses. We are currently in the process of adding a state-of-the-art spa and new spa-adjacent restaurant. As you can imagine, we are very concerned about impacts the WCEP may have upon our guests' experience and the resultant impact upon the investment we have made in the Resort.

With regard to noise impacts in particular, we are concerned about noise that could potentially affect our guest experience, from nighttime noise that may interrupt sleeping, to daytime noise that could diminish an outdoor event, such as a wedding ceremony conducted on the grounds. The WCEP Preliminary Staff Assessment mentions that the WCEP "will likely result in nighttime noise levels exceeding applicable laws, ordinances, regulations and standards". While there are evidently some mitigation measures suggested in the PSA, the effectiveness of these measures with respect to the Resort is unknown since the ambient and project noise levels at the Resort have not been studied.

I spoke with your colleague David Flores regarding the visual impacts of the Project and whether a visual simulation from the Hotel would be possible. I have also briefly spoken with Project Manager, Lorne Prescott, regarding these Visual and Noise issues as well as Air Quality, Public Health and Environmental Justice topics. I appreciate your attention to our concerns.

Sincerely,

Ed

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