

Via Electronic Mail and Federal Express

August 5, 2022

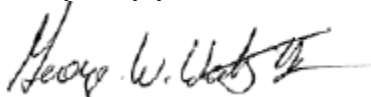
Emma Rodvien, Coordinator
Energy Facility Siting Board
89 Jefferson Boulevard
Warwick, RI 02888

Re: **SB-2021-04**
The Narragansett Electric Company
Aquidneck Island Gas Reliability Project
Old Mill Lane, Portsmouth, RI
Siting Report – Appendix G

Dear Ms. Rodvien:

Enclosed please find for filing on behalf of The Narragansett Electric Company an original and seven (7) copies of the Appendix G to the Siting Report. The purpose of this filing is to replace the Appendix G that was submitted on August 4, 2022 with the DRAFT watermark. The removal of the watermark was the only change to Appendix G.

Very truly yours,



George W. Watson III

Enclosures

Copy to: Docket SB-2021-04 Service List (by electronic mail)

Certificate of Service

I hereby certify that a copy of the cover letter and any materials accompanying this certificate was electronically transmitted to the individuals listed below.

The paper copies of this filing are being hand delivered to the Rhode Island Energy Facility Siting Board.



George W. Watson, III

August 5, 2022

Date

SB-2021-04 The Narragansett Electric Company's Application for a License to Mobilize and Operate a Liquefied Natural Gas (LNG) Vaporization Facility at Old Mill Lane (Portsmouth, RI)

Updated May 31, 2022

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APPENDIX G

The purpose of Appendix G is to provide additional details about the property purchase plan that was referenced in its Petition for Second Waiver Extension and in Section 8.5 of the Aquidneck Island Gas Reliability Project Siting Report (the “Purchase Plan”). More specifically, Appendix G includes (i) a list of the 13 residential properties that are projected to experience noise levels in excess of 60 dBA from the existing seasonal operation of LNG equipment, and (ii) the mechanics for participation in the Purchase Plan.

As noted in the Petition for Second Waiver Extension, the Company’s consultant HDR, Inc. provided the map below that shows the noise contours for the projected ranges resulting from the operation of the LNG facility using the current layout near the Old Mill Lane.¹ Using these projections, the Company has identified 13 residential properties where the noise level, as measured at the property line, is projected to exceed 60-65 dBA. Under the applicable noise ordinance, the permitted daytime noise levels are 65 dBA from 7 AM to 10 PM. The Company proposes to use the 60-65 dBA to provide a margin of error.

Figure 3. Modeled Lmax Noise Contours (Model 1)



¹ Map is from HDR Inc.’s Draft Memo dated October 8, 2021. For full copy of the memorandum see Attachment RR-1c, Pages 8-9 which was submitted to the EFSB on January 14, 2022.

The parcels where noise levels from the operation of the proposed facility are projected to exceed 60-65 dBA are as follows:

Parcel ID	Address
67-72	24 Old Mill Lane
67-121	112 Old Mill Lane
67-122	124 Old Mill Lane
67-123	136 Old Mill Lane
67-124	148 Old Mill Lane
67-125	162 Old Mill Lane
67-132	172 Old Mill Lane
68-76	173 Old Mill Lane
68-77	163 Old Mill Lane
68-78	153 Old Mill Lane
68-71-7	207 Cornelius Drive
128-19B	21 Old Mill Lane
1280-80	1094 Wapping Road

The Company proposes to allow all impacted residential properties to participate in the Purchase Plan. The reason for the expanded list is that in the event the AIGRP is approved, it will not be completed and online until the winter of 2024-2025 which means the noise impacts will continue for the next two winters. The Company proposes that the Purchase Plan will be made available to the properties listed above upon receipt of a license for the AIGRP.

The proposed mechanics of the voluntary Purchase Plan are as follows.

- Purchase Plan Election

Within thirty days of receiving approval from the Board, the Company will notify each property owner identified above of the Purchase Plan by certified mailing and/or in-person visit. The notification for the voluntary program will include the contact information for the Purchase Plan Coordinator and an explanation of the window of time in which the property owner can elect to participate in the purchase program. In the event the Aquidneck Island Gas Reliability Project (“AIGRP”) is approved, the window will be open until six months after the first full winter seasonal operation of AIGRP. If AIGRP is not approved, the window will close with the expiration of the Second Extension of the Waiver, March 31, 2024.

- First Appraisal

If a property owner timely elects to participate in the Purchase Plan, the Company will order a full appraisal of the home by a MAI certified appraiser, as of the date of the property owner’s election to participate in the program, which includes an inspection of the exterior and interior of the property, with clear directions that that the appraisal should not factor the existing and

proposed LNG operations. The Company will share the appraisal with the property owner along with an offer to purchase the subject property, subject to ordinary conditions to closing such as title review, at the appraised value.

- Second Appraisal

If the property owner does not agree with the fair market value estimated in the first appraisal, the property owner has the option of requesting a second appraisal by a MAI certified appraiser, as of the date of the property owner's election to participate in the program, at their own expense, to be completed and delivered to the Company within ninety (90) days of delivery of the first appraisal to the property owner. If the second appraisal is higher than the first, the Company may then elect to adjust its purchase offer upward to any value up to and including the estimated value stated in the second appraisal in an effort to reach agreement with the property owner.

- Third Appraisal

If, after ninety (90) days of delivery of the second appraisal the parties cannot agree on a purchase price, the Company shall pay for a third appraisal, using a MAI certified appraiser selected by the first two appraisers, as of the date of the property owner's election to participate in the program, and the Company will make a final offer to the property owner, subject to ordinary closing conditions, equal to the estimated value set forth in the third appraisal. If this final offer is not accepted with thirty (30) days of delivery to the owner, the Company may stop the process and submit the appraisals to the EFSB within the fifteen (15) days of terminating the process.

Once the parties reach an agreement on a purchase price for the property using the procedures summarized above, the Company will order a title search and the parties will proceed to closing within sixty (60) days. The closing will be contingent on the property owner being able to convey marketable title that is free from all recorded liens. The proceeds from the purchase can and shall be used at closing to pay any recorded liens on the property and any pro rated charges for water, sewer, municipal taxes and similar charges. In the event the property owner is unable to convey marketable title, the Company may stop the process and submit the appraisals and title documents to the EFSB within the fifteen (15) days of terminating the process.