

ATTACHMENT 33:

U.S. Department of Housing and Urban Development (HUD). 2019. *Acceptable Separation Distance (ASD) Review by Environmental Engineer Nelson Rivera*. May.

Re: City of Arcata - Isaacson's Affordable Housing Project: ASD Review

Rivera, Nelson A <Nelson.A.Rivera@hud.gov>

Fri 5/10/2019 4:52 AM

To: Garry Rees <grees@shn-engr.com>**Cc:** Griffin, Gregory M <Gregory.M.Griffin@hud.gov>; Jensen, Sara <sara.jensen@hud.gov>; dloya@cityofarcata.org <dloya@cityofarcata.org>

Garry,

Greetings,

That is correct, as soon as the buildings in between the assessed propane tank and the proposal are not HUD-assisted, the assumed mitigation option will lower the effects of the assessed tank at the location of the proposal

Thanks

Nelson

From: Garry Rees <grees@shn-engr.com>**Sent:** Thursday, May 9, 2019 6:31:55 PM**To:** Rivera, Nelson A**Cc:** Griffin, Gregory M; Jensen, Sara; dloya@cityofarcata.org**Subject:** Re: City of Arcata - Isaacson's Affordable Housing Project: ASD Review

Hi Nelson,

Based on your assessment in e-mail below, is it your conclusion that mitigation is not needed for the AmeriGas propane tanks that are within 430 feet of the western boundary of the project site? Potential mitigation options would include relocation of the tanks, burying the tanks, or a barrier on the eastern side of the tanks. In your comments you state that, with the existing buildings between the project site and the propane tanks, the exposed incident pressure to the proposal is "much lower than the standard and acceptable to the Department in accordance with the requirements under 24 CFR Part 51.205."

Thanks for your assistance.

Garry Rees

Senior Planner



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RE: City of Arcata - Isaacson's Affordable Housing Project: ASD Review

Rivera, Nelson A <Nelson.A.Rivera@hud.gov>

Wed 5/8/2019 9:00 AM

To: Garry Rees <grees@shn-engr.com>

Cc: Griffin, Gregory M <Gregory.M.Griffin@hud.gov>; Jensen, Sara <sara.jensen@hud.gov>

Garry,

Greetings,

Thanks for your inquiry,

The proposal, located at 980 6th Street, Arcata, CA 95521, funded through Community Development Block Grant (CDBG) Program and Home Investment Partnerships (HOME) Program, consisting of Thirty-seven (37) of the units will be adaptable units (all units that are not accessible), five (5) of the units will be accessible units, and two (2) of the units will be sensory impaired units. Each residential unit will have private open space in the form of a patio or balcony. The project will also include 2,122 s.f. of retail space on the ground floor near the corner of 7th and "I" Streets. Common areas proposed for the project include a community center (1,112 s.f.), computer lounge (274 s.f.), skate park (730 s.f.), tot lot (1,450 s.f.), and outdoor garden space (304 s.f.). Site development includes sidewalk and driveway improvements, new walkways, fifteen off-street vehicle parking spaces with two accessible spaces, an EV charging station for two vehicles, bicycle racks, benches, utility infrastructure, the undergrounding of PG&E power poles, stormwater improvements, trash and recycling enclosures, landscaping with native species, gardening beds, outdoor lighting, monument sign, and open space including a public plaza at the west side of the site near the corner of 7th and "J" Streets. As indicated on Sheet Number C-1 of the Site Plans, development of Lot 2 with the proposed project will require the demolition of four structures, including two residences.

Since the proposal is new construction, is bound to comply with the requirements under the regulation 24 CFR Part 51 Subpart C following the standards of blast overpressure and thermal radiation for people and buildings. There is a 30,000 gallon propane tank located at 430 feet from one side of the proposal, on the other side, there is a PG and E electrical substation at 50 feet. On the direction of the side of the tank, from the proposal's side, the tank cannot be seen because there are buildings and structures on the way, this is to include places of congregation associated to the proposal.

The Acceptable Separation Distance (ASD) results for this proposal are as follow:

ASD for blast overpressure for buildings and outdoor, unprotected facilities or areas – 674.27 feet
ASD for thermal radiation for outdoor unprotected facilities or areas of congregation – 1140.69 feet
ASD for thermal radiation for buildings – 242.26 feet

The proposal is not in compliance with the standards of blast overpressure for buildings and outdoor, unprotected facilities or areas and thermal radiation for outdoor unprotected facilities or areas of congregation, however, in lieu of the buildings in between the proposal and the assessed propane tank, the exposed incident pressure to the proposal is 0.3psi and 184BTU/ft²-hr, much lower than the standard and acceptable to the Department in accordance with the requirements under 24 CFR Part 51.205.

From the PG and E side of the proposal, I did not see any stationary aboveground tanks containing flammables or combustibles, just a storage building with an NFPA placard indicating substances inside the building of zero flammability.

I hope this helps

Any additional questions please let me know

Thanks

Nelson

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From: Garry Rees <grees@shn-engr.com>
Sent: Tuesday, May 07, 2019 2:55 PM
To: Rivera, Nelson A <Nelson.A.Rivera@hud.gov>
Subject: Fw: City of Arcata - Isaacson's Affordable Housing Project: ASD Review

Hi Nelson,

Checking in to see if you have any questions about the Hazards Assessment info I provided for the Isaacson's Affordable Housing Project in Arcata, CA.

Thanks.

Garry Rees
Senior Planner



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From: Garry Rees
Sent: Thursday, April 25, 2019 5:56 PM
To: Rivera, Nelson A
Subject: Re: City of Arcata - Isaacson's Affordable Housing Project: ASD Review

Hi Nelson,

Attached is a document containing responses to your questions in the 2/15/19 e-mail below. Also attached are the Site Plans for the Isackson's Affordable Housing Project.

Thanks and let me know if you need any additional information.

Garry Rees

Senior Planner



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From: Rivera, Nelson A <Nelson.A.Rivera@hud.gov>
Sent: Friday, February 15, 2019 6:08 AM
To: Garry Rees
Subject: Re: City of Arcata - Isaacson's Affordable Housing Project: ASD Review

Garry,

Greetings,

Thanks for your inquiry,

After reviewing the provided, initial information for the hazards assessment on the proposed project, I have the following questions for better understanding of the proposal, as follow:

- The proposal is HUD-assisted, correct? Under what program under HUD will the proposal be assisted?
- Is the proposal a new construction project, or a refinance? what is the full scope of the project? What does the project do?
- There are two potential hazardous areas to the proposal, one is where the propane tanks are located, the other, the PG & E substation
 - What is the actual distance between the largest 30000 gallon propane tank and the perimeter of the proposal?

- o Are there any stationary aboveground tanks containing liquids or gases of fire or explosive prone nature at the PG & E substation? If there are, please provide the distance between the largest capacity tank to the perimeter of the proposal and if the tank is diked, provide the dike dimensions (length x width) in feet units.
- o In our telephone discussion regarding this proposal you mentioned that there were buildings between the proposal and the location where the propane tanks were siting (totally blocking the line of sight), but its not clear if that is the same situation for the line of sight between the proposal location and the PG & E substation. Please provide clarification to the presented scenario.

After I obtain the responses to the above referenced questions, I shall provide the guidance required for the proposal

Thanks

Nelson

From: Garry Rees <grees@shn-engr.com>
Sent: Thursday, February 14, 2019 1:58 PM
To: Rivera, Nelson A
Subject: Fw: City of Arcata - Isaacson's Affordabe Housing Project: ASD Review

Hi Nelson,

Just checking in to see if you've had a chance to look over the ASD issues for the project referenced in the e-mail below.

Thanks.

Garry Rees

Senior Planner



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From: Garry Rees
Sent: Thursday, February 7, 2019 10:42 AM
To: nelson.a.rivera@hud.gov
Cc: Willa Darley Chapin; dloya; Chris Dart; Gretchen O'Brien
Subject: City of Arcata - Isaacson's Affordabe Housing Project: ASD Review

Hi Nelson,

Thank you for your assistance with calculating and analyzing the ASD for this project. The address info for the properties of interest includes the following:

-Project Site = 980 6th Street, Arcata, CA 95521 (APN 021-163-006)

-AmeriGas Site with Propane Tanks = 625 K Street, Arcata, CA 95521 (APN 021-161-002)

-PG&E Substation to Southeast of Project Site = 021-164-013 (No address assigned)

To assist with your review, I have attached a google earth aerial with the three sites identified and the Site Plans for the project. I have also attached the separation distance calculation for the closest 30,000 gallon propane tank from the HUD ASD Electronic Assessment Tool.

Thanks and let me know if you need any additional info.

Garry Rees

Senior Planner



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