

October 25, 2017

Ms. Hannah Darst
DAVID J. POWERS AND ASSOCIATES
1871 The Alameda, Suite 200
San Jose, California 95126

Re: HUD Explosive and Fire Hazards Review
Proposed Roosevelt Park Apartments
21 N. 21st Street
San Jose, California

Dear Ms. Darst:

This HUD Explosive and Fire Hazards Review was performed for David J. Powers and Associates, who is preparing an Initial Study/Environmental Assessment for proposed development of the Roosevelt Park Apartments on the parcel located at 21 N. 21st Street in San Jose, California.

Purpose

The purpose of this HUD Explosive and Fire Hazards Review was to identify facilities in the vicinity of the project site having significant observed or reported Specific Hazardous Substances (per 24 CFR Part 51 C, Appendix I) storage, and to evaluate the “acceptable separation distance (ASD)” for the storage containers with respect to their proximity to the project site. This letter was prepared in accordance with the Agreement for Professional Services, dated September 15, 2017.

Scope of Work

This survey was conducted in general accordance with 24 CFR Part 51 Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature. The scope of work performed included the following tasks.

- ◆ Performed a visual survey of the site vicinity in an attempt to identify readily observable names and addresses of businesses located within an approximately 2,000-foot radius of the project site appearing to have the potential to store significant quantities of Specific Hazardous Substances in stationary aboveground containers.

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1355 Poe Lane, San Jose, CA 95130
Phone: 408-307-0129



- ◆ Requested the most recently available San Jose Fire Department (SJFD) and Santa Clara County Environmental Health Department (SCCEHD) hazardous materials inventory for each of the identified facilities; reviewed available/provided inventories.
- ◆ Calculated ASDs for facilities with reported storage of qualifying quantities of Specific Hazardous Substances stored in aboveground containers.

Identified Potentially Significant Vicinity Facilities

On September 29, 2017, a visual survey of the businesses within approximately 2,000 feet of the project site was performed in an attempt to identify those appearing likely to store significant quantities of Specific Hazardous Substances. Current hazardous materials/waste inventories for 10 identified businesses were requested from the SJFD and SCCEHD.

The SJFD stated that available hazardous materials documents for the facilities were limited to those on the City of San Jose online permits database. Review of the online permits database did not reveal hazardous materials inventories or other applicable documentation for any of the 10 businesses.

The SCCEHD provided documentation reporting storage of Specific Hazardous Substances (per 24 CFR Part 51 C, Appendix I) at quantities determined to warrant calculation of ASDs for one facility. The ASD for the San Jose Water Company (SJWC), 17th Street Station facility was calculated in general accordance with the procedures outlined in 24 CFR Part 51 C. A summary of the SJWC facility and the most conservative calculated ASD is presented in the following table. The complete ASD calculations are included as an attachment to this letter.

IDENTIFIED POTENTIALLY SIGNIFICANT FACILITY AND ASSOCIATED ASD

Facility Name	Facility Address	Approximate Distance from Site* (feet)	Calculated ASDs (feet)
SJWC, 17 th Street Station	86 N. 17 th Street	920	400 gallons diesel = 189

* Distance from anticipated storage location of explosive and/or flammable material to nearest property line of the project site measured using ruler feature of Google Earth.

Conclusions

Based on the calculated value, the ASD for the identified Specific Hazardous Substance reported at the SJWC facility is satisfied for the project site.

Limitations

The conclusions and recommendations made in this letter regarding potentially significant Specific Hazardous Substances users within the site vicinity were based on business names/addresses readily observable from accessible public right-of-ways and review of provided readily available documents/databases containing data collected and/or reported by others at the time this study was performed. Other businesses using Specific Hazardous Substances may have been located within a 2,000-foot radius of the site, but were not observable or readily identifiable at the time this study was performed; data collected and/or reported by others may or may not have been accurate. The accuracy and completeness of hazardous materials information provided by/available through the SJFD and SCCEHD are unknown. More accurate information on types, quantities, and storage conditions of explosive and/or flammable materials used at vicinity facilities could be obtained through performance of a site reconnaissance and/or interview with the business operators.

The data and conclusions presented in this letter are applicable only to the time this study was performed. Businesses and materials used within the site vicinity likely will change over time and this study should be updated as appropriate, to ensure that the most currently available data has been included. As with all HUD Explosive and Fire Hazard Reviews, the extent of information obtained was a function of client demands, time limitations, access limitations, and budgetary constraints.

This letter was prepared for the sole use of David J. Powers and Associates. No warranty, expressed or implied, has been made, except that the services have been performed in accordance with environmental principles generally accepted at this time and location.

Thank you for allowing Running Moose Environmental Consulting, LLC to assist you with this project. If you have any questions, please do not hesitate to call.

Sincerely,

Running Moose Environmental Consulting, LLC



Belinda P. Blackie, P.E.
P.E. Number C56448
Principal Environmental Engineer

References

California Environmental Reporting System (CERS). *Hazardous Materials and Wastes Inventory Matrix Report, San Jose Water Company (SJWC) Seventeenth St. Station, 86 N. 17th St., San Jose, 95113*. Submitted December 9, 2015.

SCCEHD. *Official Notice of Inspection, SJWC-Seventeenth Station, 86 N. 17th St., San Jose, CA 95112*. Inspection Date December 17, 2015.

HUD. *24 CFR Part 51 Subpart C, Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature, Acceptable Separation Distance (ASD) Electronic Assessment Tool*. 2017.
<https://www.hudexchange.info/environmental-review/asd-calculator/>

ASD Calculations

All ASDs were calculated using the program at:
<https://www.hudexchange.info/environmental-review/asd-calculator/>

Values listed in summary table within the letter were rounded up to the next whole foot.

San Jose Water Company, 17th Street Station – 86 N. 17th Street

- 400 gallons diesel (ambient pressure)
ASD for Thermal Radiation for People (fire) = 188.81 feet
ASD for Thermal Radiation for Buildings (fire) = 32.92 feet