



Robert Shaw & Associates

**46 Del Oro Lagoon
Bel Marin Keys
Novato, CA 94949**

6/14/24

Lise K

728-3287

To: Mr. Larry Johnson
c/o Marina Yu
San Mateo County, Office of Housing
262 Harbor Blvd., Building A
Belmont, CA 94002

From: Robert B. Shaw
Consulting Environmental Planner
46 Del Oro Lagoon
Novato, CA 94949

Marina Yu

Re: El Granada Mobile Home Park
164 Culebra St.
Moss Beach, CA 94038
Explosive Hazard Recommendations

Dear Larry,

As you requested, I am sending you this information for your consideration.

We have a major problem that, in my opinion, is not solvable. It basically goes back to incompatible land uses. That is, residential development (Mobile Home Park) adjacent to a Hazardous Facility (Northern Energy Propane).

The use of CDBG funds to be used for Project Acquisition / Rehab. Subjects it to HUD Regulation 24 CFR Part 51 Subpart C. "Siting of HUD-Assisted Projects Near Hazardous Operations".

Outside of the fact that the existing Propane site is probably operating within San Mateo Codes, it doesn't negate the federal requirements.

The existing stationary Propane Tank has the capacity of containing 15,000 gallons of propane fuel. When we plug in the HUD charts (enclosed) we could have a catastrophic accident that would result in a 250' wide fire width that would probably be 250' high also. Any building within 180' would be combustible and any person within 900' could sustain major burns.

In addition the explosion blast overpressure for building & people within 560' would be life threatening.

In the event of an explosion and since there are presently mobile homes as close as 75' of the stationary tanks, most of the park would be subjected to explosive and/or thermal radiation.

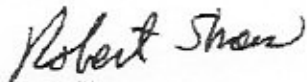
In addition to the stationary tank there is numerous smaller propane tanks scattered throughout the site.

On 6/1/04 Marina Yu and I met with the owner of the propane property. They were very cooperative but stated that they are operating within code. They said it could cost up to \$600,000 to relocate the present tank besides the cost of permits and land, etc. the juxtaposition of the existing tank, trailer property lines, etc when confronted with a fire width and height of 250' and in order to protect the resident within 900' of the tank would make even a property line ~~blast~~ wall ineffective much less infeasible (see 24 CFR Part 51 Subpart C Chapter 5 #14). ^{BLAST}

The only possible solution would be deed restriction on the Propane property plus a blast-proof bunker that would contain a fire ball & the explosion.

I hope this is some assistance to you.

Sincerely,


Robert Shaw