

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 27, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Coastal Development Permit to legalize improvements to an existing propane distribution facility's use on a 1.47-acre parcel located at 399 Airport Road in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00057 (Bucks Butane/Amerigas)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) to legalize improvements to expand an existing propane storage and distribution facility's use on a 1.47-acre parcel located on the west side of Airport Street in the unincorporated area of Moss Beach. The improvements include perimeter security fencing – barbed wire proposed to be removed, accommodation for the temporary and periodic storage of smaller individual (used) propane tanks, onsite truck maneuvering and periodic parking, two cargo containers used to store tools and miscellaneous business-related storage, and the placement of a water tank (8-foot diameter).

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2018-00057, by adopting the required findings and conditions of approval listed in Attachment A.

SUMMARY

The project site was originally established for propane storage and distribution around 1964 to serve the adjacent manufactured home park and residents and businesses in the area. Subsequently, in 1983 the manufactured home park obtained a natural gas supply, and the propane tanks on the property stopped service to the manufactured home park. Sometime after June 1987, the propane storage and distribution use expanded with the addition improvements to the parcel as described in the Proposal section above; such improvements were made without the benefit of obtaining the required Coastal Development Permit (CDP).

The Midcoast Community Council has conveyed opposition to the applicant's request to legalize the improvements in this application, as well as the existing established use of the site for propane distribution due to past odor and leak concerns (see Section A.3 and Section B of the Staff Report) and unsafe conditions to the adjacent residential manufactured home community.

The property is zoned M-1 (Light Industrial) with the existing bulk propane use having been legally established around 1964. The proposed improvements conform with development standards of the M-1 zoning district. The fencing is similar in appearance to fencing used by surrounding development and provides screening and security for the site; removal of the barbed wire atop the fence, as proposed by the applicant, will improve the visual quality of the site and area. The Coastside Fire Protection District has reviewed and conditionally approved the project for fire hazard safety compliance with California Fire Code and National Fire Protection Association (NFPA) 58 standards, and staff has included conditions for routine weed management on the site and to require verification of compliance for all conditions of approval, including those related to fire safety, within a timely manner, and the course of action if at any time the site is found to be in non-compliance.

SSB:cmc – SSBGG0119_WCU.DOCX

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 27, 2022

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to legalize improvements to an existing propane distribution facility's use on a 1.47-acre parcel located at 399 Airport Road in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN 2018-00057 (Bucks Butane/Amerigas)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) to legalize improvements to expand an existing propane distribution facility's use on a 1.47-acre parcel located on the west side of Airport Street in the unincorporated area of Moss Beach. The improvements include perimeter security fencing – barbed wire proposed to be removed, accommodation for the temporary and periodic storage of (used) propane tanks, onsite truck maneuvering and periodic parking, two cargo containers used to store tools and miscellaneous business-related storage, and the placement of a water tank (8-foot diameter).

RECOMMENDATION

That the Planning Commission approve the Coastal Development Permit, County File Number PLN 2018-00057, by adopting the required findings and conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner; 650/363-1815,
sburlison@smgov.org

Applicant: Charles Eadie

Owner: Buck's Butane – Propane Services Inc.

Location: 399 Airport Road, Moss Beach

APN: 047-300-050

Size: 1.47 acres

Existing Zoning: M-1/DR/CD (Light Industrial/Design Review/Coastal Development)

Local Coastal Program: General Industrial

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Propane distribution facility serving the local area

Water Supply: None; 8-foot diameter water tank is maintained onsite

Sewage Disposal: None

Flood Zone: Zone X (Area of Minimal Flooding), FEMA Community Panel 06081C0138F; effective August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines for new small structures and equipment on an urban lot and Section 15311, Class 11, for placement of minor structures accessory to existing industrial uses including but not limited to signs and small parking lots.

Setting: The relatively flat project parcel is located on the west side of, and fronts, Airport Road. The site is predominantly graveled and contains a 15,000-gallon propane tank and accessory structures in the southeast portion of the property, nearest Airport Road. The property is enclosed by an 8-foot-tall chain link fence with brown privacy slats topped by several rows of barbed wire. The southeast corner of the parcel is encumbered with a Montara Water and Sanitary District (MWSD) easement; MWSD maintains a fenced area within this easement for an Airport lift station. The propane facility serves the greater Midcoast area.

Background: The propane storage and distribution use was established around 1964 consisting of two 7,500-gallon liquid propane tanks to serve the manufactured home park and residents and businesses in the area. The 2 tanks were recognized as occupying a minimally disturbed 50-foot by 60-foot area of land located 50 feet from Airport Road. At the time the propane storage and distribution use was established, the property was re-zoned from H-1 (Limited Highway Frontage) Zoning District to the current M-1 (Light Industrial) Zoning District to accommodate the use (County File No. X7C2A). In 1985, in association with the legalization of the subject parcel (County File No. SMN 83-1), County records described the subject parcel as containing two (2) liquid petroleum tanks, including one (1) 3,000-gallon tank and one (1) 15,000-gallon tank,

serving the adjacent manufactured home park. Subsequently, the manufactured home park obtained a natural gas supply, and the propane tanks on the property stopped service to the manufactured home park. Sometime after June 1987, the propane storage and distribution use of the site expanded with the addition of improvements to the parcel that included perimeter security fencing, graveling a majority of the parcel for the periodic temporary onsite storage of used propane tanks and truck maneuvering and parking, two cargo storage containers, and the placement of a water tank.

Chronology:

<u>Date</u>	<u>Action</u>
1964	<ul style="list-style-type: none">- Propane storage and distribution use, consisting of two 7,500-gallon liquid propane tanks to serve the adjacent manufactured home park and residents and businesses in the area established. Property rezoned from H-1 to M-1 to accommodate the use (County File No. X7C2A).
1983	<ul style="list-style-type: none">- Adjacent manufactured home park obtains natural gas supply; propane storage and distribution use becomes a stand-alone use.
1985	<ul style="list-style-type: none">- Lawsuit settlement between original manufactured home park property owner and lessee Buck's Butane resulting in propane business property being subdivided and sold to Buck's Butane. <p>Legalization of the subject parcel (County File No. SMN 83-1), and recognition of two liquid petroleum tanks, including one 3,000-gallon and one 15,000-gallon tank. (3,000-gallon tank since removed).</p>
Post 1987	<ul style="list-style-type: none">- Addition of perimeter security fencing, graveling of the parcel, temporary periodic onsite storage of used propane tanks and truck parking, addition of two cargo containers and a water tank onto the project parcel without benefit of a Coastal Development Permit (CDP).
2015	<ul style="list-style-type: none">- Public concerns received regarding permit status and operation of bulk propane storage and distribution facility; County issued letter to the operator identifying requirement for a Coastal Development Permit.

- 2016 - 2017
 - Amerigas pursued feasibility of potential relocation to the neighboring Big Wave project's South Parcel via coordination with Big Wave applicants, Planning Department staff and Coastal Commission staff; relocation was determined to be infeasible.

- March – Oct. 2017
 - Amerigas removed approximately 60 smaller individual tanks that were being stored on-site.

Amerigas pursued feasibility of potential relocation to the County Transfer Station in Pescadero; relocation was determined to be infeasible.

- February 16, 2018
 - Coastal Development Permit (CDP) application submitted, PLN 2018-00057, to legalize perimeter security fencing, two storage cargo containers, water tank, and graveled lot.

- June 21, 2019
 - Revised project scope to utilize fenced yard as a depot for temporary storage of individual tanks for transport to and from customers within the service area.

- January 18, 2022
 - Deemed complete.

- April 27, 2022
 - Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The project as proposed and conditioned conforms with the following applicable General Plan Policies:

a. Vegetative, Water, Fish and Wildlife Resources

Policy 1.39 (*Control Incompatible Vegetation, Fish and Wildlife*) encourages and supports the control of vegetation, fish and wildlife resources which are harmful to the surrounding environment or pose a threat to public health, safety and welfare.

The applicant is proposing to maintain gravel on a majority of the parcel, as it currently exists; however, due to the nature of the onsite use, ongoing maintenance of the property for weed management shall be required to minimize fire hazard. Condition of approval No. 7 is included to require monthly weed management maintenance visits to the otherwise unmanned facility. A current

operator contact shall also be maintained with the Planning and Building Department's Code Compliance Section and the relevant Fire authority.

b. Visual Resources

Policy 4.15 (*Appearance of New Development*) and Policy 4.36 (*Urban Area Design Concept*) seek to regulate development to promote and enhance good design, site relationships and other aesthetic considerations; maintain, and where possible, improve upon the appearance and visual character of development in urban areas, and ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality.

The property is located on the west side of the Half Moon Bay Airport, in the Cabrillo Highway County Scenic Corridor. The perimeter fence serves two purposes - screening and security and consists of 8-foot-tall chain link fencing with vertical brown slats. The fencing material matches nearby perimeter fencing of the Montara Water and Sanitary District (MWSD) lift station located in the southeast corner, along Airport Road, of the project parcel (via easement), and fencing along portions of the adjacent manufactured home park fronting Airport Road. As a screening mechanism, the height of the fence, which is taller than the other nearby matching fences mentioned, helps to screen a majority of the large propane tank, as well as the lower cargo storage containers and water tank.

The fence currently includes a few strands of barbed wire above the chain linking, supported by perpendicular metal "V" brackets where half of the "V" bracket projects inward of the fence and the other half projects outward of the fence, around the entire parcel. A pedestrian sidewalk extends the length of the project parcel's street frontage and two sides of the parcel abut residential lots within the adjacent manufactured home park. The outward projecting half of the "V" bracket and supported barbed wire extends toward the public pedestrian sidewalk and private residential lots, resulting in an undesirable look and feel for the public and private properties. The applicant proposes to remove all barbed wire running around the top of the fencing to improve the overall appearance in context to the area. A condition of approval has been included in Attachment A to ensure this is completed in a timely manner.

c. Natural Hazards

Policy 15.41 (*Incorporate Fire Hazard Concerns During Review of Proposals for New Development*) seeks to consider, among other things, water supply and hydrant location into development review.

The property has no water service, but an 8-foot diameter water tank and fire extinguisher are maintained on the property. While the project parcel is not in a high fire hazard area, given the nature of the use, the Coastside Fire Protection

District has reviewed the project relative to fire hazard concern and has provided conditional approval; the conditions are included in Attachment A of the staff report and include (but are not limited to) signage, vegetation maintenance, addressing, access, fire extinguisher requirements, and compliance with California Fire Code and National Fire Protection Association (NFPA) standards. A condition of approval has been included in Attachment A to ensure compliance is completed and verified in a timely manner.

d. Man-Made Hazards

(1) *Airport Safety Policies*

Policy 16.41 (*Regulate Land Uses to Assure Airport Safety*) and Policy 16.43 (*Regulate Location and Height of Development Surrounding Airports*) regulate land uses, location and height of development surrounding airports to assure airport safety.

The project parcel is located on the west side of the Half Moon Bay Airport, across Airport Road. The Half Moon Bay Airport Land Use Compatibility Plan identifies the project parcel within Runway Safety Zone 2 (Inner Approach/Departure Zone) and Zone 5 (Sideline Safety Zone). While these safety zones prohibit hazardous uses, including above ground fuel storage tanks with capacities greater than 10,000 gallons of any substance containing at least five percent petroleum (ALUCP, Table 4B and Policy 4.2.2.4), the ALUCP, adopted in 2014 by the City/County Association of Governments of San Mateo County acting as the Airport Land Use Commission, recognizes non-conforming uses and is not retroactive to existing land uses (ALUCP Policy 1.4.3, Limitations of the ALUCP). Furthermore, the scope of improvements subject to the current CDP application does not pose any policy conflicts with use or height criteria.

(2) *Hazardous Materials Policies*

Policy 16.53 (*Regulate Location of Hazardous Material Uses*) and Policy 16.54 (*Encourage Public Disclosure of Hazardous Materials*) seek to regulate the location of uses involving the manufacturing, storage, transportation, use, treatment and disposal of hazardous materials to ensure community compatibility and provide adequate siting, design, and operating standards; and encourage businesses utilizing and storing hazardous materials to publicly disclose the types, quantities and health risks of hazardous materials onsite.

The bulk propane use is a legally established use under the applicable M-1 zoning district. The proposed legalization of improvements to the parcel as a supporting yard for the existing propane distribution site has been reviewed and conditionally approved by the Coastsides Fire Protection

District and County Environmental Health Services to ensure compliance with all regulating standards for the facility. Conditions of approval have been included to require verification of compliance with California Fire Code and National Fire Protection Association (NFPA) 58 standards for liquified petroleum gas storage within a timely manner from permit approval, and a course of action if at any time the site is found to be in non-compliance.

Public concern has been raised on an annual basis (since at least 2018) regarding lack of weed management on the property, particularly within the fenced area where the large propane tank and smaller individual tanks are periodically stored before being transported to operator facilities outside of the County. In response, the Coastside Fire Protection District issued weed abatement notifications to the facility operator to ensure the issue is addressed in a timely manner. Condition of approval No. 7 is included to require the operator to proactively perform routine weed maintenance on the premise. Also, see staff's discussion in Section 3 below.

2. Conformance with the Local Coastal Program

The project as proposed and conditioned conforms with the following applicable Local Coastal Program (LCP) Policies:

a. Locating and Planning New Development

Policy 1.1 (*Coastal Development Permits*) requires a Coastal Development Permit (CDP) for all development in the Coastal Zone as defined by Policy 1.2 (*Definition of Development*) to include the placement of any solid material or structure on land.

The project includes the legalization of perimeter fencing, gravel on a majority of the parcel for truck maneuvering and periodic parking, temporary storage of used propane containers, two cargo storage containers and a water tank. These improvements constitute development under the LCP and require a CDP, which is being pursued under the subject application.

b. Visual Resources

Policy 8.5 (*Location of Development*) and Policy 8.32 (*Regulation of Scenic Corridors in Urban Areas*) require new development be located where the development is least visible from County Scenic Roads, is least likely to significantly impact views from public viewpoints and applies the design criteria of the Community Design Manual.

The project site is located within the Cabrillo Highway County Scenic Corridor, with Cabrillo Highway being approximately 2,000 feet east of the project site and on the far side (from the project site) of the Half Moon Bay Airport. The project

site is not distinguishable from any points along the designated Cabrillo Highway scenic road due to its distance and intervening development and vegetation, and not highly visible from other public viewpoints. All activity related to the facility is contained within the fenced area to minimize visual impacts.

c. Shoreline Access Component

Policy 10.1 (*Permit Conditions for Shoreline Access*) requires some shoreline access provision as a condition of granting development permits for any public or private development between the sea and the nearest road.

While the project site is located between the Pacific Ocean and Airport Road, the first through road from the sea, the project is located 0.35 miles east of the nearest shoreline below Pillar Point Bluffs. Nearby accessible trails from Airport Road provide access to vertical public shoreline access points along the Bluff. Furthermore, vertical public access to the Princeton shoreline is available from the street-ends within the Princeton community. The project does not impact or impede existing shoreline access.

3. Conformance with the Zoning Regulations

The project parcel is zoned M-1 (Light Industrial) which permits “distributing plants, including bulk petroleum plants” provided that the use is carried on in a manner that is, in the opinion of the Planning Commission not objectionable from the standpoint of odor, dust, smoke, gas, noise or vibration.

The development standards in the M-1 district include a maximum height limit of 75 feet. There are no setback or specific fence height standards applicable to the property. All structures on the property are located within the enclosed fence area and setback to be within property boundaries. Additionally, no structures on the parcel exceed the maximum height limit.

Odor from leaks and gas has been a concern raised by members of the public given the facility’s proximity to the adjacent residential manufactured home park. There have been several past occurrences where complaints were documented for odor and gas leaks causing impact to nearby residents, including in September and October 2017. The Coastside Fire Protection District responded to both events and concluded the September 2017 event involved the process of decommissioning the smaller propane tanks stored on the property with no observation of leaking or odors or present hazards upon their arrival. The October 2017 event was an odor investigation in which the Fire Protection District noted a gas leak from a gauge on the large propane tank. The Fire Protection District upgraded the response and requested a representative from Amerigas to report to the scene to address the issue; the Fire District coordinated with the adjacent manufactured home park manager and notified the manager at the end of the event to inform them that the issue was cleared.

Additionally, flaring of tank(s) has occurred on-site in the past, including but not limited to in December 2017 pursuant to a permit from the Fire Protection District. Conditions of approval are included to require warning and emergency instruction signage, and proper fire safety equipment (i.e., extinguisher) be maintained on the site. The applicant has indicated that no internal cleaning or flaring is proposed on-site as has been performed in the past to avoid repeating past concerning events.

B. MIDCOAST COMMUNITY COUNCIL

The Midcoast Community Council's last comments on July 10, 2019 conveyed opposition to allowing the "grandfathering" use of the bulk storage tank to continue at the project location and opposition to allowing an expansion of the use as a depot for smaller tanks due to a history of odor and leak concerns and unsafe conditions to the adjacent residential Pillar Ridge Manufactured Home community.

Staff's response to these concerns is provided in Sections A.1.a, A.1.c, A.1.d(2), and A.3 above.

C. ENVIRONMENTAL REVIEW

Categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines for new small structures and equipment on an urban lot and Section 15311, Class 11, for placement of minor structures accessory to existing industrial uses including but not limited to signs and small parking lots.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Services
Coastside Fire Protection District
Midcoast Community Council
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Survey/Site Plan
- D. Historical Permit Records
- E. Project Description/Supporting Statement
- F. Midcoast Community Council Comment Letter

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2018-00057 Hearing Date: April 27, 2022

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines for new small structures and equipment on an urban lot and Section 15311, Class 11, for placement of minor structures accessory to existing industrial uses including but not limited to signs and small parking lots.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County LCP, specifically with regard to the Locating and Planning New Development and Visual Resources, and Shoreline Access Components of the Local Coastal Program.
 3. That the project is located between the nearest public road and the sea and complies with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) as nearby accessible trails from Airport Road provide access to vertical public shoreline access points along the Bluff; vertical public access to the Princeton shoreline is available from the street-ends within the Princeton community; and the project does not impact or impede existing shoreline access.
 4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development,

Visual Resources, and Shoreline Access Components. Specifically, as proposed and conditioned, the subject approval will satisfy the requirement for a CDP to legalize site improvements to the property and the project location ensures that the improvements are not significantly distinguishable from any points along the designated Cabrillo Highway scenic road due to its distance and intervening development and vegetation from the scenic roadway, and that all activity and structures authorized under the approval are contained within the fenced area which help to minimize visual impacts. Furthermore, the project has been conditionally approved by the Coastside Fire Protection District and Environmental Health Services and does not impact or impede existing shoreline access in the area.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and approved by the Planning Commission on April 27, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are consistent with the intent of, and in substantial conformance with, this approval.
2. The Coastal Development Permit shall expire one (1) year from the date of final approval if the project has not fulfilled all conditions of approval within that time. Any extension to the permit shall require submittal of a request for permit extension and payment of applicable extension fees, no less than sixty (60) days prior to expiration.
3. Any change in intensity of use of a structure may require an amendment to the Coastal Development Permit. An amendment requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
4. Within 60 days of final approval, the property owner shall remove the barbed wire and minimally the outward extending arm of the "V" brackets located atop the existing chain link fence. Notification shall be provided to the Current Planning Section to verify removal in accordance with this condition has been satisfied.
5. The property owner shall maintain the perimeter chain link fencing with wood slats in good condition and perform repairs as necessary. Any repairs and/or maintenance to the fence shall be of like color and materials, unless reviewed and approved by the Current Planning Section.
6. Any relocation or replacement of fencing shall require review and approval by the Planning and Building Department and Department of Public Works prior to installation. Reviewing considerations include but are not limited to appearance, design, and height changes.

7. The property owner is responsible for ongoing maintenance of the property for weed management to minimize fire hazard. Monthly weed management maintenance visits shall be conducted by the owner, or designee, to ensure continuous management is being maintained.
8. A current site operator contact shall be maintained with the Planning and Building Department's Code Compliance Section, Current Planning Section, the Coastside Fire Protection District, and the site manager at the Pillar Ridge Manufactured Home Park.
9. All conditions of approval shall be satisfied within 60 days of final approval, and compliance with all conditions shall be maintained thereafter. Should inspection determine additional measures or action is necessary in order to satisfy any conditions, the owner shall be provided a designated length of time commensurate to the action needed to comply.
10. Failure to maintain compliance with any conditions of approval will result in escalation to the Code Compliance Section for enforcement action, and may result in reconsideration of the CDP by the Planning Commission.
11. No parking of vehicles or individual tanks storage shall occur alongside, or within 20 feet, of the north and west property lines nearest the adjacent manufactured home park.
12. Onsite parking of vehicles and storage of tanks shall be limited to graveled areas of the site.

Department of Public Works

13. The property owner may be required to relocate the existing fence along Airport Road to the property line when the space in the right-of-way is required for public use. Upon written request from the County Department of Public Works or Planning Division to the property owner of record, the work must be completed within 30 days of notice, or as otherwise stipulated in a notice.

Coastside Fire Protection District

14. The Liquefied Petroleum Gas (LPG) Distribution Facility shall follow all applicable requirements in the 2019 California Fire Code, Section 6109, Section 2307 and National Fire Protection Association (NFPA) 58.
15. Address Numbers: The Facility's address number identification shall be conspicuously posted and visible from the street. The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum -inch stroke

and of a color which is contrasting with the background. Such letters/numerals shall be illuminated and facing the direction of access.

16. A fuel break or defensible space around the perimeter of the tank to a distance of not less than 10 feet shall be provided and maintained at all times.
17. Emergency access roads shall be designed and maintained to support the imposed load of a fire apparatus weighing at least 75,000 lbs. and shall have a surface providing all weather driving capabilities. Certification by a civil engineer may be required. Grades of less than 15 percent shall be surfaced with a minimum Class 2 aggregate base or equivalent with 95 percent compaction.
18. The tank shall be permanently labeled as to contents and capacity; and placarded, per NFPA 704.
19. Provide a permanent emergency procedures sign, posted in a conspicuous place, that reads:

IN CASE OF FIRE, SPILL OR RELEASE
USE EMERGENCY PUMP SHUT OFF
REPORT THE ACCIDENT
FIRE DEPARTMENT TELEPHONE NO. 911

20. Provide a portable fire extinguisher with a minimum rating of 2-A:20B-C located such that it is no more than 75 feet from the tank and dispenser.
21. Provide a permanent warning sign consciously posted within sight of the fuel dispensing area stating the following:
 - a. No Smoking
 - b. Shut off motor
 - c. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
 - d. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
 - e. If a fire starts, do not remove the nozzle, back away immediately.
 - f. It is unlawful and dangerous to dispense gasoline into unapproved containers.
 - g. No filling of portable containers in or on motor vehicles. Place container on ground before filling.

22. Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet of vertical clearance. Locked gates shall be provided with a Knox Box or Knox Padlock. Electric gates shall have a Knox Key Switch. Electric gates shall automatically open during power failures. FCF 503.6, 506. For application and instructions please email cfpdfiremarshal@fire.ca.gov.

Environmental Health Services

23. No onsite propane storage shall occur without a valid Certified Unified Permit Agencies (CUPA) permit.
24. No onsite propane storage above 200 cubic feet shall occur without a Hazardous Materials Business Plan filed with Environmental Health Services.

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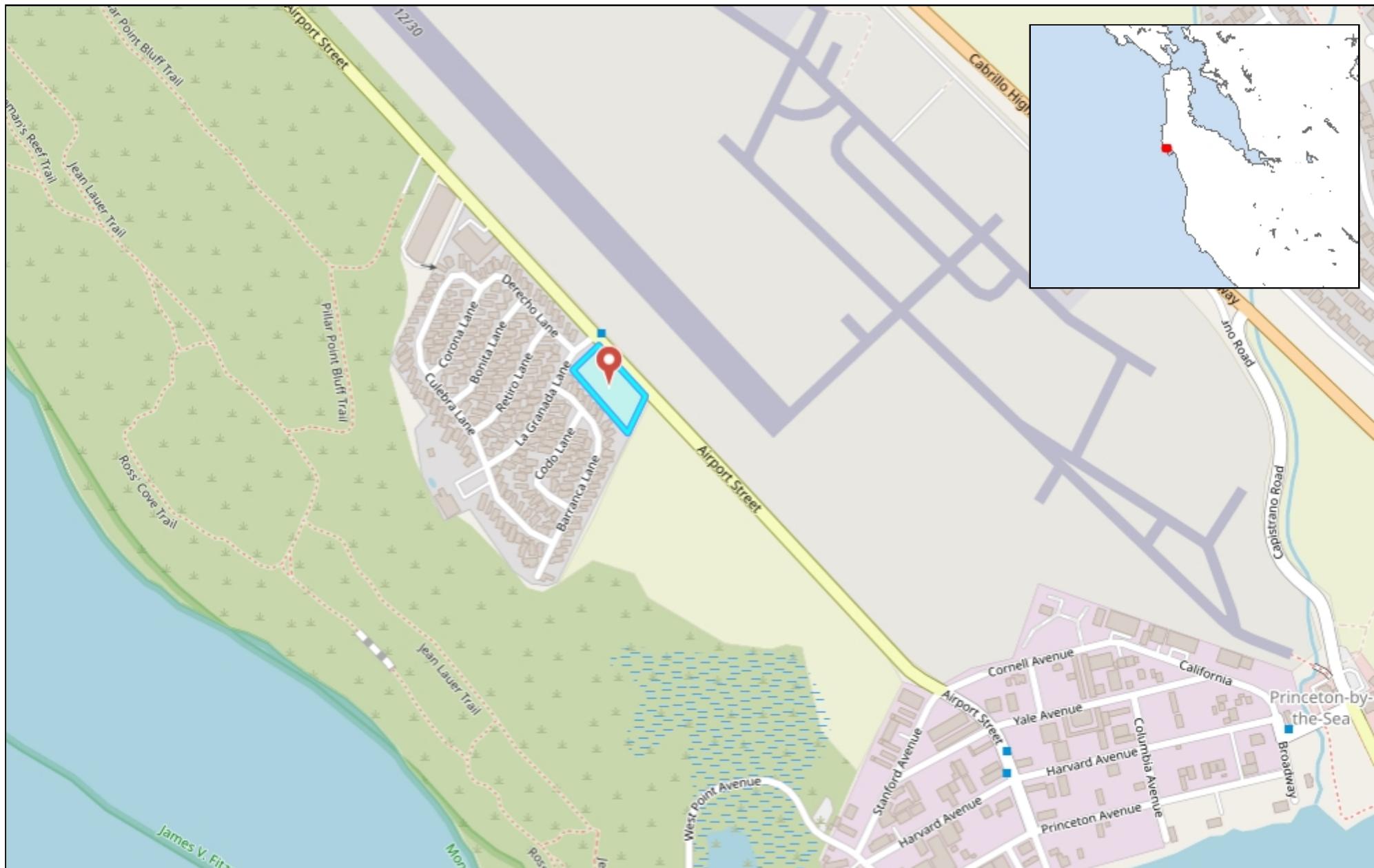
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



San Mateo County

Vicinity Map



0.28

0

0.14

0.28 Miles

WGS_1984/Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 9,028

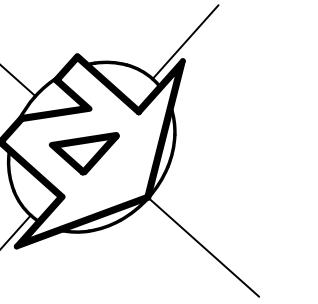


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



16'
0'
8'
16'
32'

GRAPHIC SCALE: 1 INCH = 16 FEET

Legend

- [] INDICATES RECORD DATA PER 56 PM 22
- [] STREET SIGNAGE
- [] MONUMENT FOUND AS NOTED
- [] UTILITY POLE
- [] ELECTRICAL BOX
- [] BOLLARD

OVERHEAD UTILITY LINE
FENCE
PROPERTY BOUNDARY
EDGE OF TRAVEL WAY
EDGE OF PAVEMENT

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.



5300 Soquel Avenue, Suite 101, Santa Cruz, CA 95062
Tel 831-426-7941 Fax 831-426-6266

Amerigas Facilities

Airport Street, Princeton, CA

SITE PLAN FOR:
EADIE CONSULTANTS

PREPARED AT THE REQUEST OF
EADIE CONSULTANTS
DATE 06/20/18
SCALE 1"=16'

1
1 SHEETS
OF 1
SHEET

JOB NO. G18031

LAND SURVEY Surveying - Mapping - GPS

5300 Soquel Avenue, Suite 101, Santa Cruz, CA 95062
Tel 831-426-7941 Fax 831-426-6266

REVISIONS

APPROVED

Basis of Bearings

THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, (2010.00) ALSO KNOWN AS NAD83 (2011) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819.

DISTANCES SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE GROUND DISTANCES. TO APPROXIMATE CCS83 GRID DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR PROVIDED HEREON.

ATTACHMENT D

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



November 27, 1964

Mr. Don Lanktree
Buck-John Corp.
25 Mayland St.
San Francisco, Calif.

Dear Mr. Lanktree:

The Board of Supervisors at their meeting held on the 10th day of November, 1964, approved an amendment to the zoning ordinance so as to reclassify a portion of Franciscan Heights Subdivision, measuring 50'x50', located on the SEly boundary of the Subdivision and 50' removed from Airport St., from H-1/S-2 (limited highway frontage - 1000 sq. ft. min. lot area per dwelling unit) district to an M-1 (light Industrial) district.

This ordinance shall become effective from and after thirty days after its passage.

Very truly yours,

Reino Luukonen,
Planning Director

By

Henry A. Johnson
Senior Planner

HAJ:ac
cc: County Assessor's Office

STAFF REPORT - San Mateo County Planning Commission - Meeting of September 10, 1964

SUBJECT: BUCK-JOHN Zoning Amendment - Map 16.1 (5)

REQUEST: To reclassify a portion of Franciscan Heights Subdivision, measuring 50' by 60', located on the southeasterly boundary of the subdivision and 50' removed from Airport Street, as shown on map and legal description submitted by applicant. The applicant wishes to install a bulk storage tank for liquified petroleum gas serving the El Granada Mobile Home Park and residents of the area.

LOCATION: West of the Half Moon Bay Airport and north of Princeton.

ZONING: Franciscan Heights Subdivision, site of the mobile home park, is zoned H-1/S-2 (limited highway frontage--1000 sq. ft. minimum lot area per dwelling unit). The remainder of the area is zoned M-1 (light industrial).

LAND USE: The property under consideration is vacant, as is the land to the south. Nearby a trailer park with about two hundred units is under construction. The Half Moon Bay Airport is across the street from the trailer park.

CIRCULATION: Airport Street, the access route to the trailer park, is a gravelled road. The applicant is installing full improvements with twenty feet of paving along the frontage of the trailer park. A dirt road runs along the southerly side of the trailer park past the proposed tank site.

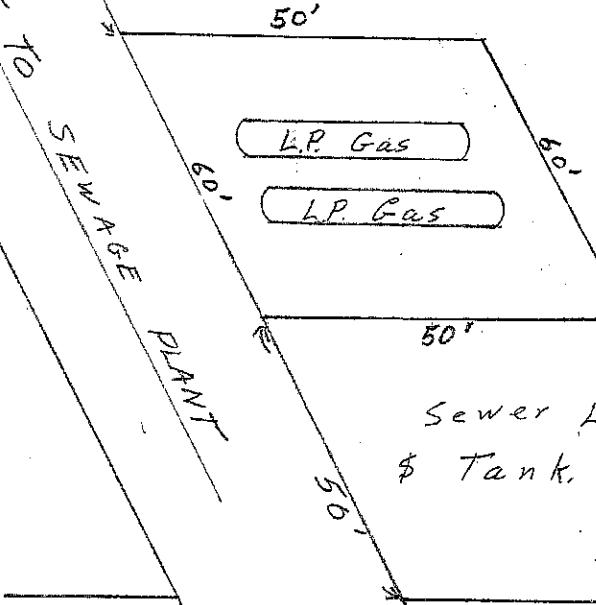
ANALYSIS: This change in zoning district has been requested because the applicant wants to store LP gas to be sold to residents and businesses in the area in addition to the residents of the trailer park. This use appears reasonable and should not interfere with the activities of the trailer park itself.

The Planning Commission may wish to question the access to the tank site; i. e., is the existing dirt road adequate and does the applicant have the right to use the twenty-foot easement it is in. The supply and distribution trucks should not be allowed to go through the trailer park.

The applicant should be aware that retailing of LP gas will not be permitted in the M-1 district.

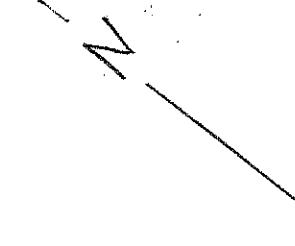
20 FT.

EASEMENT TO SEWAGE PLANT



Subject property

AIRPORT STREET



ATTACHMENT E

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT





Supporting Statement/Project Description
Amerigas Facility
Airport Road, Princeton

The proposed project is to obtain a Coastal Development Permit to recognize the current configuration of the storage yard and the existing fence on the permitted bulk storage propane facility.

The existing security fence proposed for recognition is chain link with redwood color slats, a style consistent with industrial uses. The fenced area is maintained with a gravel base which is proposed to remain.

The fenced area includes also two metal sea-land containers for tools and miscellaneous storage, and a water tank, all of which will remain on site.

Previously the site was also used as temporary storage for spent propane containers of various sizes with cleaning and occasional flaring to clear content. Per the County's request, that function has been stopped and is not proposed.

Instead, Amerigas proposes that the storage yard also serve as a depot limited to containers that meet the Dept. of Transportation requirements for transport over roads without special permits. Specifically, this limits containers only to those that are empty or nearly empty (maximum 5% content.) The exact number of empty containers on site would vary, but in no case would be more than 100. No internal cleaning or flaring would take place and unlike the past situation, no tanks requiring special transport would be stored on site.

The containers at this location would be transported to and from existing and new customers in the local service area. Thus, this use of the site brings efficiency by localizing the storage proximate to the customer base.

Without the depot use, tanks would have to be transported to and from San Jose, which would substantially increase vehicle miles traveled (VMT), costs and delivery time. Considering the County and state efforts to reduce greenhouse gases resulting from VMT, this use of the site would be environmentally beneficial.

ATTACHMENT F

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT



Midcoast Community Council

representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248, Moss Beach, CA 94038-0248 - www.MidcoastCommunityCouncil.org

Claire Toutant . Len Erickson . Dave Olson . Barbra Mathewson . Dan Haggerty . Tamar Powell . Michelle Weil
Chair Vice Chair Secretary Treasurer

Date: July 10, 2019

To: Summer Burlison, Project Planner

cc: Supervisor Don Horsley

Steve Monowitz, Community Development Director

Jeannine Manna, CCC North Central Coast District Manager

From: Midcoast Community Council/ Claire Toutant, Chair

Subject: **Airport Street Bulk Propane Facility, PLN2018-00057**

Thank you for the referral on the revised scope for this after-the-fact Coastal Development Permit to legalize site additions and expanded use at the bulk propane facility on Airport Street.

Sept 2018 MCC comments covered (see attached):

- hazards and social justice implications of this incompatible land use so close to medium-high-density residential (Pillar Ridge);
- long history of odors and leaks, and operator dissembling to all concerned about the contents of the smaller tanks;
- perimeter fence specific comments, to which we would add that the side along Airport St appears to be located in the right-of-way and unnecessarily crowds the sidewalk. If the fence could leave space for a shelter at the bus stop, we are told Pillar Ridge would pay for the installation.

Updates since that time include:

- Feb 2019: more truckloads of tanks delivered and stored onsite;
- permitting process delayed through lack of progress on the part of the applicant;
- routine neglect of tall dry annual weeds until the situation is reported.

The revised project scope, to legalize the expanded use of storing individual customer tanks, would result in essentially no change from the unsafe conditions brought forward by the residents of Pillar Ridge in Jan 2015¹ and further documented with presentations and testimony at MCC in Jan² and Oct³ 2017. In the past, residents were always told the smaller tanks were empty and posed no hazard. Resident testimony⁴ and photos at our Oct 2017 meeting of the explosive gas leak due to mis-handling of those tanks showed that to be a lie. Understandably, the residents don't trust that the current proposal will be any different.

Given the incompatible use, the record regarding dangerous operator errors, dissembling to authorities, and disregard for the permitting process, **MCC is opposed to allowing the “grandfathered” use of the bulk storage tank to continue in this location, and even more so, to allowing an expansion of the use as a depot for smaller tanks.**

¹ Email to Supervisor Horsley, 1/15/15,

www.midcoastcommunitycouncil.org/storage/issues/plns/2015-01-15-email-propane.pdf

² www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-01-propane-yard.pdf

³ www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-10-11-propane-yard-slides.pdf

⁴ Minutes, 10/11/17,

www.midcoastcommunitycouncil.org/storage/mtgs-com2017/2017-10-11-MCC-minutes.pdf

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Dave Olson . Claire Toutant . Lisa Ketcham . Dan Haggerty . Chris Johnson . Brandon Kwan . Barbra Mathewson
Chair Vice-Chair Secretary Treasurer

Date: September 26, 2018
To: Summer Burlison, Project Planner
cc: Supervisor Don Horsley
Steve Monowitz, Community Development Director
Renée Ananda, CCC Coastal Program Analyst
From: Midcoast Community Council/ Dave Olson, Chair
Subject: **Airport Street Bulk Propane Facility, PLN2018-00057**

Thank you for the opportunity to comment on the referral for this CDP application to legalize the propane facility site additions including perimeter fence, gravel, 2 storage containers and 8-ft diameter water tank.

The “grandfathered” 15,000 gal LPG tank is located 75 feet from the nearest row of homes at the designated affordable housing community of Pillar Ridge, where 227 mostly low-income families with local jobs own their modest, closely-spaced homes on rented land. Residents have endured decades of expanded unpermitted hazardous activities at this facility, with frequent and sometimes lengthy periods of what they were told was odorant release from empty tanks, until mishandling of an “empty” tank in Sept 2017 caused an explosive leak with a visible gas cloud driving nearby residents choking from their homes. This was followed within a month by a leak from the large tank of unknown duration caused by “operator error”.

In addition to the environmental justice implications of this incompatible hazardous land use, external hazards of this site include location in the airport safety zone and the tsunami inundation zone.

For the public health, safety and welfare, this facility should be moved to a more suitable location, away from vulnerable residents and external hazards.

NFPA Chapter 58, Liquefied Petroleum Gas Code, requires a written LPG Fire Safety Analysis (FSA) which emphasizes avoiding product release using technology and training. Has Amerigas ever submitted a FSA to facilitate a cooperative dialogue with local emergency response agencies and authorities? Have they complied with NFPA 58 in regard to LPG storage container safety features (including retrofit requirements) and operator training? The track record at this facility suggests they have not.

The perimeter fence should be no taller than 6 feet and barbed wire should be limited to a few strands directly above, such as the adjacent MWSD pump station. NFPA 58 only requires a 6-ft fence, and only around the actual propane facility, or alternatively, lock-in-place devices to prevent unauthorized operation. The unpermitted fence is an

oppressive view-blocking 8 feet topped with V-shaped brackets with multiple strands of barbed wire extending out over the sidewalk fronting the community and over the northern neighbor's yard, where the whole fence is sagging. Pillar Ridge 6-ft perimeter fence pre-existed along two sides of the facility, and the space between the fences is difficult to maintain.

Invasive jubata grass infests the propane yard and should be eradicated.

