

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING**

**County Government Center**  
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July 17, 2015

**CERTIFIED MAIL**

Buck's Butane-Propane Service, Inc.  
P.O. Box 965  
Valley Forge, PA 19482

Dear Property Owner:

**SUBJECT: Coastal Development Permit Requirement for Bulk Propane Facility  
Airport Street, Princeton  
APN: 047-300-050**

This letter is in response to neighborhood concern over the permit status and operation of a bulk propane storage and distribution facility on the 1.47-acre parcel located on the west side of Airport Street in the unincorporated Princeton area of San Mateo County (APN 047-300-050). Planning staff has researched the permit history of the use and determined that a Coastal Development Permit (CDP) is required pursuant to Section 6328.4 of the County of San Mateo Zoning Regulations.

**Expansion and Intensification of Use**

Based on Planning staff's research of County records, including aerial imagery, the propane storage use was established around 1964 consisting of two 7,500-gallon liquid propane tanks to serve the adjacent manufactured home park. The two tanks were recognized as occupying a minimally disturbed 50-foot by 60-foot area of land located 50 feet from Airport Street. At that time, the property, which was in the H-1 (Limited Highway Frontage) Zoning District, was rezoned to the current M-1 (Light Industrial) Zoning District to accommodate such 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 and one (1) 15,000-gallon tank, to serve the adjacent mobile home park. Subsequently, the manufactured home park obtained a natural gas supply, whereby the propane storage use on the property became a stand-alone use. Sometime after June 1987, the intensification of the propane storage use of the site appears to have expanded along with the addition of other uses through improvements to the parcel that include clearing and graveling of a majority of the parcel for the on-site storage of used propane tanks and truck circulation and maneuvering; truck parking, storage of cargo containers; and the placement of a water tank.

**Compliance with Local Regulations**

The subject parcel is zoned M-1/DR/CD (Light Industrial/Design Review/Coastal Development). As such, Section 6271(a)(48) identifies "Distributing plants, including bulk petroleum plants" as a



permitted use, 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. In April 1981, the County assumed responsibility for implementing the State Coastal Act in the unincorporated area of San Mateo County, including the issuance of Coastal Development Permits.

Pursuant to Policies 1.1 and 1.2 (enclosed) of the County's Local Coastal Program, expansions of the propane facility after April 1981, as evidenced by historic aerial imagery, constitute development subject to a Coastal Development Permit (CDP). The County has no record of the issuance of a CDP for the expansion. Furthermore, staff concludes that the expanded use does not meet the criteria for a Coastal Development Permit Exemption pursuant to Section 6328.5 of the Coastal Development District Regulations. The intensified use, which appears to have been carried on in a manner that is now objectionable from the standpoint of odor, smoke, gas, and/or noise, also calls into question the parcel's continued use under Section 6271(a)(48).

#### Action Required

**This letter serves a notice that a Coastal Development Permit is required for the continued operation of the propane facility in its present state.** The Coastal Development Permit process requires consideration by the Coastside Fire Protection District, Environmental Health Division, Midcoast Community Council, California Coastal Commission, and a public hearing before the Planning Commission. Public notification to property owners and residents within 100 feet of the parcel is required.

Enclosed are the application forms and application filing fees for a Coastal Development Permit (CDP), including a Planning Permit Application Form, an Application for a CDP Companion Page, and an Environmental Information Disclosure Form. The CDP application filing fees are listed below:

Fee Type	Amount
Coastal Development Permit	\$3,489.00
Environmental Review	\$2,234.00
Public Noticing	\$136.00
Planning Fees Subtotal	\$5,859.00
<b>Planning Fees Subtotal with Princeton Area Fee Cap</b>	<b>\$5,614.00</b>
4% Information Technology Surcharge (of above Fee Cap Subtotal)	\$224.56
5% Legal Counsel Surcharge (of above Fee Cap Subtotal)	\$280.70
General Plan Update Surcharge	\$40.00
Department of Public Works Review	\$400.00
Environmental Health Division Review	\$765.00
<b>Total Coastal Development Permit Application Filing Fees</b>	<b>\$7,324.26</b>

Please respond to this notice within sixty (60) days of the letter date by submitting the required permit applications, filing fees, and all permit submittal material (identified on the reverse side of

the Planning Permit Application Form) to the Planning counter located at 455 County Center, 2nd Floor, Redwood City, CA 94063 no later than September 15, 2015.

**Also, please note that off-gassing and flaring of tanks is prohibited without advanced authorization by the Coastside Fire Protection District.**

The Planning and Building Department looks forward to working cooperatively with you to address the matter; however, failure to respond by the above specified date would force the matter to be forwarded to the Code Compliance Section for enforcement action.

Please contact me at 650/363-1815 or via email at [sburlison@smcgov.org](mailto:sburlison@smcgov.org) if you have any questions.

Sincerely,



Summer Burlison  
Planner III

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Enclosures

cc: Community Development Director  
Acting Deputy Director  
County Counsel  
Code Compliance Section  
Coastside Fire Protection District  
Environmental Health Division  
California Coastal Commission  
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