



September 11, 2022

Don Horsley, President and Members of the  
San Mateo County Board of Supervisors  
400 County Center  
Redwood City, CA 94063

**Re: Item #14 on the September 13, 2022 Board of Supervisors Agenda: Bucks Butane/AmeriGas. Appeal of Planning Commission's approval of a Coastal Development Permit to legalize unpermitted development at an existing propane storage and distribution facility at 399 Airport Street, Moss Beach. County File: PLN2018-00057**

Dear President Horsley and Members of the Board,

On behalf of Appellant Green Foothills, I respectfully request that you uphold our Appeal, and take all necessary steps to abate the hazardous situation at the AmeriGas facility at 399 Airport Street, Moss Beach. The presence of the 15,000-gallon propane storage tank at this facility is an ongoing clear and present danger to the residents of the adjacent 227-space Pillar Ridge Manufactured Home Community as detailed below.

The U.S. Department of Housing and Urban Development recognized this fundamental safety risk in 2004 when Pillar Ridge residents were successful in having the manufactured home community acquired by a non-profit to ensure that their rental rates remained affordable. At that time, the Pillar Ridge community also applied for federal funds to assist with housing upgrades. Due to the adjacency of Pillar Ridge homes to the AmeriGas propane site, HUD determined that federal funds could not be approved. HUD stated at the time: ***"The existing stationary propane tank has the capacity of containing 15,000 gallons of propane fuel. HUD charts show a catastrophic accident would result in a 250-foot fire width and height"... "Explosion blast overpressure for buildings and people within 560 feet would be life-threatening."***

The AmeriGas 15,000-gallon propane tank is also located within the Half Moon Bay Airport's Zone 2 Inner Approach/Departure Protection Zone (IADZ), as detailed in the C/CAG Half Moon Bay Airport Land Use Compatibility Plan (September 2014): "The accident risk level in Zone 2-AIDC is **high. Hazardous Uses, including above ground bulk fuel storage tanks, are prohibited in Zone 2.**" (emphasis added)

For these reasons, Green Foothills believes that the Board of Supervisors has a duty to abate this ongoing hazardous situation. The 15,000-gallon propane tank poses extraordinary risks to a historically marginalized population. In addition to the residents of the 227-unit Pillar Ridge community, the Big Wave Project has broken ground, and when occupied, Big Wave's special needs population of 57 developmentally disabled adults plus caregivers will also be living adjacent to AmeriGas' 15,000-gallon propane storage tank.



The “M-1” District (Light Industrial) zoning provides: “No use shall be carried on in a manner that is, in the opinion of the Planning Commission, objectionable from the standpoint of odor, dust, smoke, gas, noise or vibration.”

Throughout San Mateo County, all 20 cities and the County are developing new programs and policies to use energy more efficiently and decrease fossil fuel use in buildings and transportation, aligning with state targets. As more and more homes, businesses, and farms on the coast convert to clean, renewable energy sources, there will be increasingly diminished demand for propane service. It makes no sense to continue this hazardous use in such close proximity to two vulnerable communities.

Please uphold our Appeal, deny the Coastal Development Permit and take all necessary steps to abate this ongoing existential threat to the safety and well-being of the current and future residents at Pillar Ridge and Big Wave.

Sincerely,

Lennie Roberts, Legislative Advocate, Green Foothills