

# Airport Street Bulk Propane Facility

Incompatible hazardous land use next to medium high density residential Pillar Ridge community



Midcoast Community Council  
January 11, 2017



1972

1960's – 1990's: Parcel 047-300-050 was empty except for two LPG storage tanks (white arrows).



1986

**1964:** Mobilehome park was built and lease signed for Buck's Butane to supply LP gas to 227 homes via underground distribution lines from two 7,500-gal storage tanks located in 50x60' area next to sewer lift station.

**1983 October:** Mobilehome park converted to natural gas.

**1985:** Parcel sold to Buck's Butane in lawsuit settlement.



Jul 9, 1993



Sold and resold to various large national corporations, the use was expanded in the 2000's without permits -- larger 15,000 gal tank, reoriented and aimed at nearby homes, storage of used tanks.

In addition to tank explosion hazard, leaking propane vapor is heavier than air and flows downhill to collect in low places, under mobilehomes, awaiting the first spark to ignite an explosion.



June 2004

Siting of HUD-Assisted Projects Near Hazardous Operations  
El Granada Mobilehome Park, Explosive Hazard Recommendations  
by Robert Shaw, Consulting Environmental Planner:

“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’ fire width and height. Any building within 180’ would be combustible and any person within 900’ could sustain major burns. Explosion blast overpressure for building and people within 560’ would be life threatening. In the event of an explosion, since there are mobilehomes as close as 75’ from the stationary tank, most of the park would be subjected to explosive and/or thermal radiation.”

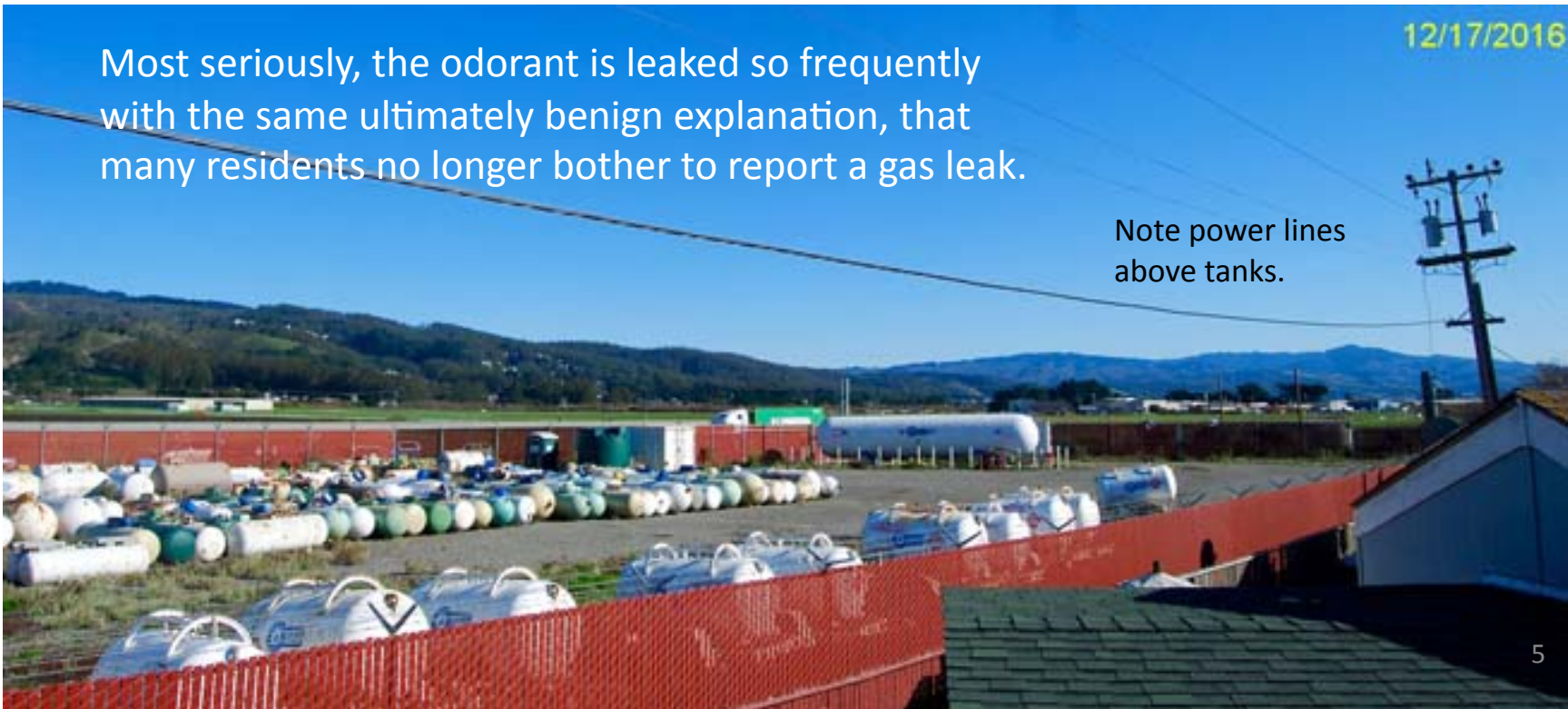




De-valving the hundreds of tanks rotated in and out of the lot releases the odorant mercaptan causing unnecessary public alarm and repeated wasted time/resources as genuine gas leaks in the Pillar Ridge system must be ruled out. The Fire Marshal has reportedly stopped responding to calls regarding the propane facility.

Most seriously, the odorant is leaked so frequently with the same ultimately benign explanation, that many residents no longer bother to report a gas leak.

Note power lines above tanks.



## What next?

Location of Big Wave Wellness Center next to the propane yard will add another “sensitive receptor” to that hazardous use.

MidPen Housing financing for the Wellness Center could be jeopardized.

Efforts to re-locate the propane facility to the south Big Wave parcel have not worked out.

The County will require a Coastal Development Permit to legalize the expanded use at the propane yard, with the assumption that the original limited use prior to 1983 is grandfathered.