

**From:** Lisa Ketcham

**Subject:** Bulk Propane facility on Airport St.

**Date:** January 15, 2015

**To:** Don Horsley

**Cc:** Chris Hunter, Nicholas Calderón, Sarah Rosendahl, Mark Mondragon

Don,

Today I'm wearing my Pillar Ridge HOA hat and the issue is the hazardous and annoying propane facility next to medium-high-density residential use on Airport St. Although long-existing next to Pillar Ridge and grandfathered in the Airport Overlay Zone, the business has expanded over the years with much more extensive tank storage and many complaints from residents over the intermittent odor, which we are told we shouldn't worry about, but is apparently due to the illegal practice of out-gassing the tanks.

In 2004, when Pillar Ridge was awarded CDBG funds for infrastructure repairs, we were initially told federal housing funds couldn't be used so close to such a hazardous facility and that a huge fire or blast wall would have to be built. We managed to get around that requirement only because the funds were not going towards new housing.

Now we have Big Wave proposing to put their housing component next to (and down slope) from the propane facility, which the Planning Commission approved last evening. The applicant is clearly aware of the danger of leaks, with heavier-than-air propane flowing down the natural grade towards them, and had added to the grading plan a 4-ft high propane deflection wall along their boundary with the propane facility. The effect of that wall (or berm or any grade change affecting the natural drainage) would direct the hazard toward Pillar Ridge homes on the west.

In response to MCC pointing this out, they said they would create a swale directing flow to Airport St (that is uphill from the tanks). Ignoring gravity (and the explosion hazard) staff advised the PC that was an acceptable resolution and the whole issue was brushed aside.

The situation of these incompatible uses so close together can no longer be ignored now that the County has determined to issue a Use Permit and CDP for a residential sanitarium right next door. The propane facility must be relocated — perhaps a trade with Lot 1 of the Big Wave south parcel?

Fire Marshal Mark Mondragon has told me about the many odor complaints and that there has been discussion of this facility at the Princeton Code Enforcement Task Force. I would appreciate being kept informed of any ideas or progress in relocating this facility.

Thank you,  
Lisa

Lisa Ketcham  
President, Pillar Ridge Homeowners Association