



# COASTAL SAN PEDRO NEIGHBORHOOD COUNCIL

**Doug Epperhart**  
President  
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November 2, 2017

Gavin Newsom  
Lieutenant Governor and  
Chair of the State Lands Commission  
State Capitol, Suite 1114  
Sacramento, CA 95814

Michael Cohen, Finance Director  
Member of the State Lands Commission  
State Capitol, Suite 1145  
Sacramento, CA 95814

Betty T. Yee  
California State Controller and Member of the  
State Lands Commission  
300 Capitol Mall, Suite 1850  
Sacramento, California 95814

Xavier Becerra  
Attorney General  
455 Golden State, Suite 11000  
San Francisco, CA 94102-7004

Re: Plains/Rancho LPG & Butane Tank Farm

Dear Members of the State Lands Commission and Attorney General Becerra,

The Coastal San Pedro Neighborhood Council (CSPNC) urges Lt. Gov. Gavin Newsom and the other members of the State Lands Commission (SLC) to follow through on their promise to the Harbor Area community to investigate how to regulate the Plains/Rancho LPG & butane tank farm located on Gaffey Street in San Pedro, which has been found to present a clear and present danger by numerous community groups, neighborhood councils and the Los Angeles Unified School District.

The CSPNC, for much of the last decade, has raised questions about the threat to public safety posed by the butane farm and its operations, which occur adjacent to a dense residential community, multiple schools, and within the Port of LA complex itself.

The CSPNC also urges California Atty. Gen. Xavier Becerra to respond to the SLC request and act promptly in light of the ongoing public safety risks posed by the hazardous operations at the facility. The Commission in August acknowledged that there are hazards from the operation, that these hazards have a great potential to cause major loss of life and property damage, that these hazards cannot be ignored and that the SLC wants to better understand what authority it may use to protect the public.



Specifically, the SLC Chair Newsom at the August meeting directed staff to ask the State Attorney General for an official opinion on whether the State Lands Commission has jurisdiction over (1) the Operating Permit issued by the Port to Pacific Harbor Line (the rail line used by the butane farm), (2) the rail spur permit issued by the Port to Plains/Rancho, and (3) any permits or authorization of land use by the Port of LA to Plains and/or Valero (written originally to previous owner Ultramar) to allow for the three-mile underground pipeline transfer of excess butane for offsite storage at the Plains/Rancho facility.

For over 40 years, this facility (through three different ownerships) has escaped a comprehensive risk analysis of its site and its operations. The original EIR conducted for the Petrolane LPG facility in 1973 was for a completely different business operation, which lacked any rail-transport analysis and had no pipeline connection to outside refineries. The tank farm was solely an import storage facility created to receive LPG imported to the port and sent via pipeline from wharf to the tank farm.

We request that the SLC take the steps necessary to finally list, detail and analyze the hazards to public safety that this commission has recognized and has been responsible for the commission's request to the Attorney General for his intervention. We believe this action directly ties into the SLC's obligation to protect both the public and our public trust lands.

We look forward to your response.



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Chair of the Environment and Sustainability Committee  
Coastal San Pedro Neighborhood Council  
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This letter was approved by the CSPNC Board at the October 16, 2017 meeting.