



SEPA23-12 Comments

From joanier@comcast.net <joanier@comcast.net>

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To Community Development Email <communitydevelopment@cityofcamas.us>

Cc JOAN RICKARD <joanier@comcast.net>; rickdr@comcast.net <rickdr@comcast.net>

1 attachments (22 KB)

SEPA23-12_letter_030724.docx;

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Richard and Joan Rickard
1417 NE 202nd Ave.
Camas, WA 98607

March 7, 2024

Robert Maul,
City Of Camas SEPA Official
Community Development Department
616 NE 4th Ave.
Camas, WA 68607

Re: SEPA23-12 13th Street Gas Station

Dear Robert Maul,

We are responding to the City of Camas February 22, 2024, letter concerning SEPA23-12 Determination of Non-Significance. We strongly disagree with the Camas Community Development Department recommendation of the **SEPA23-12 13th Street Gas Station Determination of Non-Significance**. We believe that this project will have a negative effect on the environment and our neighborhood. We live in Katie's Hill just north of 13th St, our property is less than 200' of the proposed gas station. We have lived here since 1990.

If this proposed project goes forward the air quality will be affected by the gas vapors escaping from the underground storage tanks when they are being filled and vapor leaks from the underground storage tanks venting systems, and gas vapor leaks from the pumps when customers fill their cars gas tank. These vapor compounds which include benzene, toluene, ethyl benzene, and xylene are a serious health risk and can travel more than 500' in all directions. Benzene is one of the more

hazardous vapor compounds. Adverse health effects of benzene include nausea, cancer, anemia, increased susceptibility to infections, and low birth weight. According to the World Health Organization Guidelines for Indoor Air Quality there is no safe level for benzene. The California Air Resource Board recommends that schools, daycares, and other sensitive land uses should not be within 300' of gasoline storage tanks. Also, affecting the air quality will be the exhaust fumes from the increase in traffic and the cars and trucks waiting, idling at the gas station.

The water quality will be affected by this project. The aquifer and wetlands need to be protected. Several homes on both sides of 13th St. rely on private household drinking water wells. Some of these wells are less than 500' from the proposed gas storage tanks. The FHA single Housing Policy Handbook for Appraisers and Property Requirements states that if you have a drinking water well that is within ¼ mile of a gas station, when you sell your home, you will need to obtain an independent inspection of your well as part of the appraisal process.

The SEPA Checklist, b. Water Runoff states that "Stormwater from pollution generating surfaces will be treated prior to being routed to an existing roadside ditch."

How well will the catch basin filter system work on all the everyday surface runoff of gas, oil spills, car wash detergent (Hydrofluoric acid, waxes/petroleum products), and grimy wastewater? And most important, can the catch basin filter system handle any major spills or the increased volume when it rains heavily? How clean will this supposedly "treated runoff" be before its diverted to the roadside ditch that flows down the hill to Lacamas Creek and into Lacamas Lake.

The gas station will create loud noises from many sources such as the car wash and vacuums, customers' loud music and voices, idling cars, motorcycles, trucks, horns, the backup warning beeps from the delivery trucks and the fuel tanker trucks. The surrounding area is a quiet residential neighborhood. The gas station will disturb and interfere with the peace and comfort of those living in the neighborhood.

The lighting from the monument sign would create light pollution outside of the perimeter of the project. The LED bright lighting of the interior of the convenience store will project onto the concrete surfaces and reflect to neighboring properties and the LED lighting from the gas pump overhangs will reflect off the concrete surfaces. Vehicles entering and exiting the gas station would shine their headlights into neighboring homes, this will especially be worse in winter with the prolonged daytime darkness. The area is immersed in darkness, except at the intersection. Light pollution can negatively affect many parts of our environment, including migratory birds, pollinators, plants, animals, and people. As stated in the SEPA Checklist for this proposed gas station, this site is part of the Pacific Flyway for migratory waterfowl. Light pollution disrupts the migrations of birds, especially waterfowl that migrate primarily at night. This project would significantly change the night sky.

Traffic safety is a major concern. The 13th St. /Strunk-Friberg intersection is already dangerous with school buses and scores of inexperienced high school drivers passing though it twice a day during the school year. The soon-to-be-completed warehouse east of the proposed gas station will introduce large truck traffic to the intersection.

The proposed gas station will have only one entrance / exit fronting 13th St. and that entrance is only a couple hundred feet from the intersection of 13th St and Friberg-Strunk.

During the morning most of the traffic is headed eastbound on 13th St. and then turns right at Friberg-Strunk to go to Union High. The right-hand turn lane is in front of the gas station entrance, the cars turning right onto Friberg will block the entrance to the gas station. Customers entering or leaving the gas station will have to wait for a break in traffic, likely causing congestion. In the afternoon when school is out most of the northbound Friberg/Strunk traffic turns left onto 13th Street. Westbound traffic on 13th St. will be blocked while cars wait to turn into the gas station, and that will cause congestion. The westbound vehicles on Goodwin Rd / 13th St. come up the hill and around the curve at a speed of 40+ mph. When the traffic signal is green (or yellow) those vehicles generally do not slow down before the 13th St/Friberg intersection, so there may not be enough time to stop if there is a vehicle stopped in the travel lane waiting to turn left into the gas station. Large tanker trucks and delivery trucks will stop traffic as they attempt to maneuver into and out of the gas station. The traffic situation is already bad with all the current traffic from the surrounding area, the high school, and the large trucks from the soon to be warehouse and then to add another 2200 vehicle trips per day to the 13th St. gas station would just compound the problem. For the entrance/exit of the gas station to be safer for both vehicles and pedestrians, 13th St should be widened to add a left turn lane. Sidewalks should be installed on both sides of 13th St. from Friberg-Strunk down to 192nd Ave.

In summary we think this project is incompatible with our neighborhood community. The proposed gas station does not consider that it is surrounded by quiet residences and would project its collective problems onto the neighborhood.

Due to the environmental concerns and the traffic issues this is not the best location for a gas station, car wash and convenience store. A gas station is not needed at this location. Within 3 miles there are at least 6 gas stations / convenience stores and car washes, most are open 24 hours. Gas consumption is declining. The high school students are within easy walking distance to a convenience store near their school.

We ask you to carefully consider the environmental, traffic safety, and quality of life issues for the neighborhood and not approve this project. Thank you.

Sincerely,

Richard and Joan Rickard