



SEPA23-12 Comments

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

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To Community Development Email <communitydevelopment@cityofcamas.us>

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

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August 29, 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 August 15, 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. Our property is less than 200' from the proposed gas station.

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.

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.

From the SEPA Checklist, Ground Water and Water Runoff section, it states that "Stormwater from pollution generating surfaces will be treated prior to being routed to an existing roadside ditch. Runoff

around gas pumps will go through an oil/water separator before being discharged to the storm sewer." How well will the catch basin filter system be able to filter out all the everyday surface runoff of gas, oil spills, car wash detergent (Hydrofluoric acid, waxes/petroleum products), and grimy wastewater before it is discharged to the existing roadside ditch that flows into Lacamas Creek?

If this Gas Station / Car Wash Convenience Store project is approved, will they be allowed to operate 24 hours a day? Will gas and other deliveries be allowed in the middle of the night? Are there quiet hours that the gas station / car wash will need to adhere to? The gas station / car wash 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 / car wash will disturb and interfere with the peace and quiet of those living in the neighborhood.

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. This project would significantly change the night sky. 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 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. The 13th St. /Strunk-Friberg intersection is already dangerous with school buses and scores of inexperienced high school drivers passing through it twice a day during the school year. Large trucks entering and exiting the warehouse east of the proposed gas station adds even more traffic and congestion at that intersection and then on top of all that adding another 2200 vehicle trips per day to the 13th St. gas station would just compound the problem.

The Traffic Analysis Report traffic study submitted with the SEPA Checklist was done in September 2023 and states that Union High was not in session at the time of the traffic study. Since September 2023 Oak Tree Station, Lacamas Tech Center and the Pananttoni Industrial Building Warehouse have opened on Friberg-Strunk St. and they all contribute to increased traffic and congestion in the area that was not there at the time when the traffic study was done. Also, there are a few other developments that are in the works nearby that will affect the traffic on Friberg-Strunk and 13th St. in the near future. The Traffic Study is outdated and should be redone when school is in session.

While the Traffic Analysis says it compensated for Union High not being in session by using the number of students enrolled, I do not think they took in to consideration that most of the Union High School boundary is to the north of the school so a majority of the students driving to school and the school busses use 13th St. to get to and from the school. While the capacity analysis of the Traffic Report says there would be no impact at the Friberg-Strunk and 13th St. intersection, it did state that the 192nd Ave. and 13th St. intersection would fail during peak PM time by 2026. That intersection is already failing during afternoon peak time, it can take 6 - 10 minutes to drive ½ mile westbound on 13th St. to 192nd. And in the morning eastbound traffic on 13th St. can be almost as bad. During peak morning and evening times cars trying to enter the Gas Station could block traffic. 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 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.

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