

## Carey Certo

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**From:** Karin Nosrati, DC <bforback@gmail.com>  
**Sent:** Thursday, November 21, 2024 12:17 PM  
**To:** Community Development Email; Stephen Horenstein; Patrick Mullaney; Alan Peters; Yvette Sennewald; Carey Certo  
**Subject:** Additional clarification about appeal of Notice of Decision

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Dear Carey,

Could you please forward these comments to Mr. Turner, and all parties, that need to receive this. Please reply with a receipt. Thank you!

Dear Mr. Turner,

In accordance with the Mr. Turner's order we want to respond to the request for further clarification of the appeal of "NOTICE OF DECISION 13<sup>TH</sup> STREET GAS STATION (FILE NO. SPRV23-06)". The procedural steps have been very unclear and I will try to address which items pertain to the SEPA and which pertain to the project in general.

I am not the only appellant, but I am acting on behalf of dozens of neighbors whose names are on the appeal document. We have collectively raised numerous issues leading to the appeal. We were told by the City that this was the proper procedure. The City has failed to consider what we have said and they are not acting with a broader look at the impact on the environment and the residences surrounding the one acre parcel with the proposed development.

We object to the SEPA as well as items outside of SEPA, but we are not limiting ourselves to these issues. We are not surrendering any claims, and below please find the principal items in each category:

Principal items from the SEPA:

- Dozens of Drinking water wells nearby, closest one less than 75' from property line
- Pollution of Critical Aquifer Recharge Area, fuel station not permitted
- Traffic congestion, Traffic safety and flow problems, Creating access problems for residents, Problems with ingress and egress
- Noise pollution
- Light pollution
- Pollution to nearby wetlands
- Contaminating stormwater pond and draining contaminated water toward Lacamas Lake
- Report only speaks about environmental issues during the time of construction, but not regarding issues caused during business operation of this project (after go-live)
- Oak Tree: Purchasing oak credits outside the City of Camas is against the city's mission to maintain the tree canopy
- Litter and Graffiti potential and remedies

Principal items with the project in general (outside SEPA):

- Traffic congestion, Traffic safety problems, left turn lane does not solve issues

- Problems with the applicant's traffic study and the City approving it
- Absence of bike lanes both directions on modified plan, not complying with City code
- Setback requirements not being met, per City code
- Parking spaces planned within 100' of drinking water well, and possibly a spring, not allowed per Sanitary Control Area, Department of Health, State of Washington
- Access spacing standards not being met, per City code
- Car wash is not permitted in BP zoning, per City code table
- BP zoning is supposed to be campus-like, to grow employment, not retail oriented, per City definition
- Not compatible with City's Land use definition LU-2.5 of being compatible with adjacent neighborhoods
- Not enough parking spaces for employees, if all spaces are built without favors to the applicant, incompatible with number of gasoline pumps

In summary we appeal the decision on numerous grounds and are not limiting ourselves to the items listed above.

Karin Nosrati