

Carey Certo

From: Nicolle Sicilia <nicolle@plsengineering.com>
Sent: Thursday, December 5, 2024 1:04 PM
To: Carey Certo
Cc: Yvette Sennewald
Subject: 13th Street Gas Station

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Hi Carey,

We would like the below email chain to be entered into the record for the 13th Street Gas Station project, Appeal 24-1001.

Thanks,



Nicolle Sicilia
 Planner
 604 W. Evergreen Blvd.
 Vancouver, Washington 98660
www.plsengineering.com | 360.944.6519



From: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Sent: Monday, November 25, 2024 10:24 AM
To: Karin Nosrati, DC <bforback@gmail.com>
Cc: Alan Peters <APeters@cityofcamas.us>; Rob Charles <RCharles@cityofcamas.us>; McCoy, Catherine (COM) <catherine.mccoy@commerce.wa.gov>; Nikki.Guillot@cityofvancouver.us
Subject: RE: Important CARA map question about proposed Camas gas station

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Dr. Nosrati,
 Thank you for your inquiry.

DOH regulates public water systems, such as the City of Camas's own system. Public water systems must incorporate source water protection programs into their overall system planning (WAC 246-290-100 & -135). From there, my own role bridges these programs with the local critical

areas regulations required by the state Growth Management Act (GMA). While I can advise local jurisdictions on developing & updating their critical areas regulations, including the extent of critical aquifer recharge areas (CARAs) in their communities, DOH does not have regulatory authority over how those local codes are implemented. Local jurisdictions' GMA actions are presumed valid upon adoption unless an appeal finds otherwise (RCW 36.70A.320), & Camas's critical areas code has been in effect for many years. The next periodic review/update is due next year (RCW 36.70A.130).

I understand there is controversy & disagreement about this gas station project, but the answer to your question rests with the City. I can tell you it's pretty common to ask for or require a hydrogeo study for certain types of projects within CARAs, but as for how the City uses that study & how the permit review or any associated appeal proceeds, that will ultimately be up to them. I hope this is helpful to you in understanding the limits of DOH's involvement. I've cc'd City staff if you have any additional questions.

Deborah Johnson

Wellhead Protection Program Coordinator
Office of Drinking Water
Environmental Public Health Division
deborah.johnson@doh.wa.gov
doh.wa.gov | 253-433-4054



From: Karin Nosrati, DC <bforback@gmail.com>
Sent: Sunday, November 24, 2024 11:36 AM
To: Johnson, Deborah L (DOH) <deborah.johnson@doh.wa.gov>
Subject: Important CARA map question about proposed Camas gas station

External Email

Dear Ms. Johnson,

Thank you for informing the City of Camas on 11-14-2024 about the outdated CARA maps on their website which may affect whether they can issue a permit for a gas station. File No. SPRV23-06

We are a group of over 50 residents on one acre lots, half of which draw their drinking water from individual wells, immediately adjacent to the parcel on which the City of Camas wants to permit a gas station, convenience store and car wash. We are in Unincorporated Clark County thus the City does not take us into consideration. The initial and revised SEPA commissioned by the developer do not address our drinking water safety concerns.

In their own Municipal code they have language that states that fuel stations are prohibited in Critical Aquifer Recharge Areas (they do not specify a category). Per the GIS map, the parcel which is requesting the gas station permit, is listed as Category 2 Recharge Areas

https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_CRAR_CH16.55CRAQREAR

<https://gis.clark.wa.gov/gishome/Property/?pid=findSN&account=176148000#>

The developers have indicated that they are planning to obtain a geohydrologic study. (There are also wetlands and a stormwater pond draining down the hill to Lacamas Lake within 300'.)

Would such a study be able to grant them a permit in this area? They initially granted a hearing, but are now together with the applicant's attorney using strategies to limit the scope of the appeal.

We would appreciate any resources or information.

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