



Outlook

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**\_RE: City of Camas preparing to permit gas station on high risk land (SPRV23-06)**

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**From** Brent Davis <Brent.Davis@clark.wa.gov>**Date** Tue 2/20/2024 7:56 AM**To** Karin Nosrati, DC <bforback@gmail.com>**Cc** Tait, Meghan (ECY) <mtai461@ECY.WA.GOV>; Community Development Email <communitydevelopment@cityofcamas.us>

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Karin,

Clark County has no jurisdiction over critical areas or land use for projects within the City of Camas. Our critical areas ordinance does regulate "indirect" impacts to wetlands that could theoretically occur from development on adjacent properties, however our wetland buffers and the related standards do not apply outside our jurisdiction (e.g. the unincorporated portions of the County). Furthermore, a review of our wetland inventory mapping and aerial photography do not suggest that there are wetland indicators on the properties immediately to the west of the proposed development.

I have copied Meghan Tait, who is the Wetland and Shoreline Specialist at Ecology assigned to our area. Ecology is an "Agency with Expertise" in matters pertaining to wetlands and water quality under the State Environmental Policy Act (SEPA). If Camas has initiated the SEPA process on this project Meghan and/or her colleagues have likely reviewed the plans and technical documents and are providing comments to the City.

Sincerely,

**Brent Davis**Land Use, Wetland, and Habitat Review Manager  
Shoreline Administrator  
COMMUNITY DEVELOPMENTePlan – saving trees and parking fees! Visit [clark.wa.gov/ePlan](http://clark.wa.gov/ePlan) to learn more.

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**From:** Karin Nosrati, DC <bforback@gmail.com>**Sent:** Sunday, February 18, 2024 6:51 PM**To:** Brent Davis <Brent.Davis@clark.wa.gov>; david.howe@dfw.wa.gov; carlo.abbruzzese@dnr.wa.gov**Cc:** Barbara Wegner <oakbarb@lmi.net>; Randy Nosrati <randynos1@gmail.com>**Subject:** City of Camas preparing to permit gas station on high risk land

**EXTERNAL:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs:

The City of Camas is preparing to permit the construction of a gas station, convenience store and car wash at 20101 NE 13th Street, near our residential neighborhoods.

We are a group of neighbors who live just north of the signal light on the north-end of Friberg/Strunk Road and NE 13th Street, in Clark County, outside the Camas city limits. This project also affects the neighbors along NE 13th Street. The developer is Kevin Deford and PAK USA CAMAS, LLC. (The original owner, Mr. Warren Townsend, who has lived here for many decades currently still lives there.) The permit might receive approval as early as the middle of April 2024.

The developer commissioned a Critical Areas report in the summer of 2023, which is attached to this email. We are concerned that the wetlands in the area immediately adjacent to the property were not taken into consideration. We also suspect that the report is skewed as the data was collected during a hot summer. Hydric soils are present per the GIS maps, but negated in the Wetland Determination Data Form. The pollutants would run-off to these wetlands.

Secondly, all the homes to the west of the proposed development draw their drinking water through wells which draw from an aquifer below. The pollutants will jeopardize drinking water supply.

This location is truly on the outer margin of where the City of Camas abuts Clark County, and this proposal is not taking the community into consideration.

Could you please read the reports and weigh in on the concerns that this is a high risk land? We appreciate any opinions, resources or contacts you could provide. Lastly, could you help identify one of the trees in the picture, to make certain that there is only one oak tree at risk?

Thank you,

Karin Nosrati  
20107 NE 14th Street  
Camas, WA 98607  
360-254-1585