



CLARK COUNTY WASHINGTON

PUBLIC HEALTH

www.clark.wa.gov

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PO Box 9825  
Vancouver, WA 98666-8825  
564.397.8000

June 13, 2025

Terry Emmert  
22111 NE 28<sup>th</sup> St  
Camas, WA 98607

RE: Conditional Development Review Evaluation for "The Landing at Green Mountain 2" located at 22111 NE 28<sup>th</sup> St, Camas (SR0070400; Tax Parcel 173177000, southern portion of 173210000; PA24-1018)

**\*\* Final Health Department approval required\*\***

Clark County Public Health (CCPH) completed the Development Review Evaluation for the site described above. This evaluation is limited to the area of the proposed development.

**On-Site Sewage Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17):**

An existing individual on-site sewage system (OSS) is listed on the application and there are county records, ON0024900, showing an operational on-site sewage system is at the site. The single on-site sewage system consists of a septic tank east of the SE corner of the northern house, a septic tank on the southern side of the manufactured home (partially under the deck), and one drainfield south of the second tank with both tanks connected to it. A site visit on 05/08/25 did find obvious evidence of an on-site sewage system consistent with county records. Any on-site sewage system discovered during development must be properly abandoned with written notice provided to Clark County Public Health and shown on the final plat (Mylar).

This proposal excludes the residence and on-site sewage system ON0051473 on Parcel 173210000- only the southern portion of the parcel is proposed to be added to this project via boundary line adjustment. Records indicate that the septic tank is at the SE corner of the existing home and the drainlines extend west and south of the tank. If components of the on-site sewage system are found within 5' of the proposed property line, contact CCPH.

Please provide written notification describing the actions taken to legally abandon the system with pumper's receipt attached. Proper system abandonment requires tank pumping by a licensed pumper, removing the tank or breaking in the tank lids, punching a hole in the bottom, and filling the cavities with rock, sand or compacted soil. Cesspools, drywells, or pump chambers discovered during development must also be abandoned in this manner. Below is the link to a free document to document the OSS abandonment.

<https://clark.wa.gov/sites/default/files/media/document/2024-01/CCPH%20OSS%20Abandonment%20Notification.pdf>

The proposed development must connect to an approved public sewer system. A copy of the final acceptance letter from the sanitary sewer purveyor or the equivalent must be submitted along with the final plat (Mylar).

**Water Systems (WAC 173-160, WAC 246-290, CCC 40.370, RCW 58.17):**

An existing well is indicated on the application. There are county records WP0005167 indicating a well is at the site. A site visit on 05/08/25 did discover evidence of a well on the south side of a garage in a small concrete ring. Any wells identified during development must be properly decommissioned per WAC 173-160-381 by a Washington licensed well driller with written notice provided to Clark County Public Health and the well locations marked on the final plat (Mylar).

This proposal excludes the residence and the well WP0014301 on Parcel 173210000- only the southern portion of the parcel is proposed to be added to this project via boundary line adjustment. The well was identified to be in a shed north of the east end of the manufactured home. If the well is found to be within 5' of the property line, contact CCPH.

The proposed development must connect to an approved public water system. A copy of the final acceptance letter from the purveyor or the equivalent must be submitted along with the final plat (Mylar).

If you have any questions concerning this letter, please contact Clark County Public Health at (564) 397-7244.

Sincerely,

Jason  
Abraham

Digitally signed by Jason  
Abraham  
Date: 2025.06.13  
17:51:04 -07'00'

Environmental Health Specialist

CC: Lisa Harker, PLS Engineering  
Lauren Hollenbeck, City of Camas Planning Division  
Anita Ashton, City of Camas Engineering Division  
Ahmed Yanka, City of Camas Engineering Division  
Brian Smith, City of Camas Building Division



## Well and septic tank locations

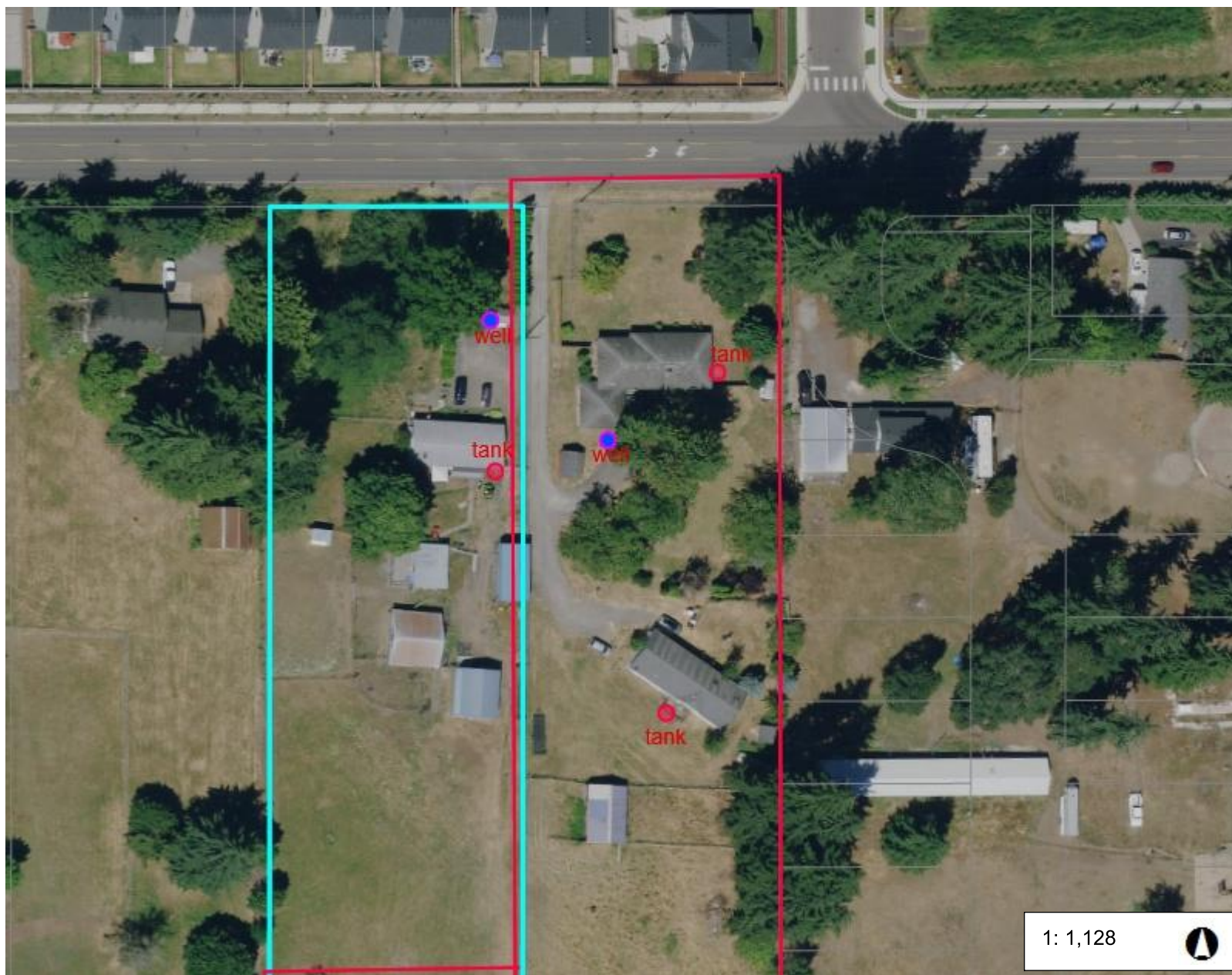


### Legend

Taxlots

### Notes:

Proposed development within red boundary



1: 1,128



188.0 0 94.00 188.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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