



October 23, 2025

IRAR Trust FBO Daniel Wisner
33901 NW Pacific Hwy
La Center, WA 98629

RE: Conditional Development Review Evaluation for "NW 9th Ave Subdivision" located at 33901 NW Pacific Hwy, La Center, WA 98629 (SR0071549; Tax Parcels 258921000 & 258902000; 2025-013-PAC)

**** 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. **An aerial photo with notes on it is attached to this letter to help locate parts of the on-site sewage systems and a well.**

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 is a county record ON0051716 indicating an operational on-site sewage system is at the site. A site visit on 09/25/25 did find obvious evidence of OSS components:

- North of the house is a brick "tank", containing sewage, with 3 inlet pipes and one long outlet pipe. There is a scar in the grass leading north from the tank which may indicate a transport pipe or a drainline is in that location. There may be a drainfield, but there were no indicators observed.
- A small concrete sump or drywell with a small inlet, containing sewage, was observed north of the apartment; the sump was at the top of a trench which appeared to contain dried sewage.
- A flexible pipe outlet was observed northwest of the apartment and a scar in the grass was observed on an aerial photo leading back to near the west side of the apartment; what the pipe is connected to nearer to the apartment needs to be investigated.
- The farmhouse was built in 1940 and the OSS components are not similar to a modern septic tank and drainfield and appear more unconventional/"home-made"/very old and in multiple parts. In the earlier half of the 1900s it was common to have smaller tanks and/or drywells and sumps for each source of sewage as the plumbing from kitchens and bathrooms were installed in buildings.
- During demolition, follow the plumbing lines from the buildings to any containers and from outlets of those containers to any sumps or drywells that need to be pumped and removed or filled to remove any hazards and inconsistent ground conditions for further development.

Any on-site sewage system container discovered during development must be properly abandoned with written notice provided to Clark County Public Health and shown on the final plat (Mylar).

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/sumps, or pump chambers discovered during development must also be abandoned in this manner. Below is the link to a free document to describe 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 not indicated on the application and there are no county records indicating a well is at the site. A site visit on 09/25/25 did discover evidence of an abandoned well in a wellhouse; county record WP0014395 was created to track the status of the well. Records indicate the house was built in 1940 and the area was very rural; at that time, wells were the most likely water source and components of one seems to exist under the floor of the wellhouse; the floor sounded hollow when tapped on the area near the old pump assembly, and the circular patch in the concrete floor seems to be over a hand-dug well. 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).

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,

Environmental Health Specialist II

CC: Lisa J Harker, PLS Engineering
Angie Merrill, City of La Center Planner



well and oss locations and observations



Legend

 Taxlots



1: 564



94.0 0 47.00 94.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Notes: