



FIRE  
INSURANCE  
MAPS

**Project Property:** Greenwater Storage  
2120 Lakeland Hills Way  
Sumner WA 98390

**Project No:** 81237631

**Requested By:** Terracon

**Order No:** 23120500932

**Date Completed:** December 06, 2023

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Please note that no information was found for your site or adjacent properties.

REVIEW #2  
SEPA-2024-0001

**Environmental Risk Information Services**  
A division of Glacier Media Inc.  
1.866.517.5204 | info@erisinfo.com | erisinfo.com



—  
CITY  
**DIRECTORY**

**Project Property:** *Greenwater Storage  
2120 Lakeland Hills Way  
Sumner, WA 98390*

**Project No:** *81237631*

**Requested By:** *Terracon*

**Order No:** *23120500932*

**Date Completed:** *December 12, 2023*

December 12, 2023  
RE: CITY DIRECTORY RESEARCH  
2120 Lakeland Hills Way  
Sumner, WA 98390

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

ALL of Cottage Rd E  
BEG-3100 of E Valley Hwy  
ALL of Lake Tapps Dr SE  
ALL of Lakeland Hills Way

**Search Notes:**

## Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	DIGITAL BUSINESS DIRECTORY	
1995	COLE	
1990	COLE	
1985	COLE	
1980	COLE	
1977	COLE	

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

2404 JAMES NELSON...RESIDENTIAL  
 2621 PAMELA HOLTON...RESIDENTIAL

1402 GARY PETERSON...RESIDENTIAL  
 1402 WESTERN SELF STORAGE...STORAGE-HOUSEHOLD & COMMERCIAL  
 1402 WESTERN SELF STORAGE...WAREHOUSES-MERCHANDISE & SELF STORAGE  
 1417 JAMES PARKS...RESIDENTIAL  
 1417 TAMMY WESTON...RESIDENTIAL  
 1921 OWEN MILLER...RESIDENTIAL  
 2008 DIERINGER GYM...STORAGE-HOUSEHOLD & COMMERCIAL  
 2008 PETERSEN BROTHERS...CONSTRUCTION COMPANIES  
 2008 PETERSEN BROTHERS...GENERAL CONTRACTORS  
 2008 PETERSEN BROTHERS...FEDERAL GOVERNMENT CONTRACTORS  
 2008 PETERSEN BROTHERS...CONSTRUCTION MANAGEMENT  
 2008 PETERSEN BROTHERS INC...GENERAL CONTRACTORS  
 2110 K J LANDSCAPING...LANDSCAPE CONTRACTORS  
 2111 CASCADE WATER ALLIANCE SUMNER...WATER & SEWAGE COMPANIES-  
 UTILITY  
 2111 VEOLIA NORTH AMERICA BU12130...ENVIRONMENTAL & ECOLOGICAL  
 SERVICES  
 2518 ADVANCED SEPTIC SVC...SEPTIC TANKS/SYSTEMS-CLEANING/REPAIRING  
 2719 LOG CABIN PUB & EATERY...RESTAURANTS  
 2719 LOG CABIN PUB & EATERY...BARS  
 2719 LOG CABIN PUB & EATERY...FOODSCARRY OUT  
 2719 LOG CABIN PUB EATERY...COCKTAIL LOUNGES  
 2720 CITY TRANSFER...FEDERAL GOVERNMENT CONTRACTORS  
 2720 CITY TRANSFER...SAND & GRAVEL (WHLS)

1410 DANIELLE BOLTZ...RESIDENTIAL  
1410 LAURA BAILEY...RESIDENTIAL  
1410 LINDA SANDERS...RESIDENTIAL  
1575 ALICIA CHARLES...RESIDENTIAL  
1620 LAKELAND HILLS DENTAL CARE...DENTISTS  
1620 LAKELAND HILLS DENTAL CARE...FEDERAL GOVERNMENT CONTRACTORS  
1680 MONICA MARKUSON...RESIDENTIAL  
1680 PRECISION TREE NW...TREE SERVICE  
1683 SHANON ROETTER...RESIDENTIAL

NO LISTING FOUND

2404 **JAMES NELSON**...RESIDENTIAL  
 2621 **PAMELA HOLTON**...RESIDENTIAL

1402 **GARY PETERSON**...RESIDENTIAL  
 1402 **WESTERN SELF STORAGE**...STORAGE-HOUSEHOLD & COMMERCIAL  
 1417 **JAMES PARKS**...RESIDENTIAL  
 1417 **TAMMY WESTON**...RESIDENTIAL  
 2008 **PETERSEN BROTHERS**...GENERAL CONTRACTORS  
 2008 **PETERSEN BROTHERS**...CONSTRUCTION MANAGEMENT  
 2008 **PETERSEN BROTHERS**...CONSTRUCTION COMPANIES  
 2008 **PETERSEN BROTHERS**...FEDERAL GOVERNMENT CONTRACTORS  
 2111 **CASCADE WATER ALLIANCE SUMNER**...WATER & SEWAGE COMPANIES-  
 UTILITY  
 2518 **A ADVANCED SEPTIC SVC**...SITE PREPARATION CONTRACTORS  
 2719 **LOG CABIN PUB & EATERY**...COCKTAIL LOUNGES  
 2719 **LOG CABIN PUB & EATERY**...FOODSCARRY OUT  
 2719 **LOG CABIN PUB & EATERY**...BARS  
 2719 **LOG CABIN PUB & EATERY**...RESTAURANTS  
 2720 **CITY TRANSFER**...FEDERAL GOVERNMENT CONTRACTORS  
 2720 **CITY TRANSFER**...SAND & GRAVEL (WHLS)

- 1410 DIANA HOLLOWAY...RESIDENTIAL
- 1410 KELLEY SMITH...RESIDENTIAL
- 1410 LAURA BAILEY...RESIDENTIAL
- 1575 ALICIA CHARLES...RESIDENTIAL
- 1620 LAKELAND HILLS DENTAL CARE...FEDERAL GOVERNMENT CONTRACTORS
- 1620 LAKELAND HILLS DENTAL CARE...DENTISTS
- 1680 MONICA MARKUSON...RESIDENTIAL
- 1680 PRECISION TREE NW...TREE SERVICE
- 1683 SHANON ROETTER...RESIDENTIAL

NO LISTING FOUND



2404 JAMES NELSON...RESIDENTIAL  
 2404 KRISHANTHI NELSON...RESIDENTIAL  
 2404 ROSHNI NELSON...RESIDENTIAL  
 2621 PAMELA HOLTON...RESIDENTIAL

1402 WESTERN SELF STORAGE...RECREATIONAL VEHICLES-STORAGE  
 1402 WESTERN SELF STORAGE...STORAGE-HOUSEHOLD & COMMERCIAL  
 1417 JAMES PARKS...RESIDENTIAL  
 1417 TAMMY WESTON...RESIDENTIAL  
 2008 BARRIER WEST LLC...BARRICADES  
 2008 PETERSEN BROTHERS...FEDERAL GOVERNMENT CONTRACTORS  
 2008 PETERSEN BROTHERS...GENERAL CONTRACTORS  
 2111 CASCADE WATER ALLIANCE SUMNER...WATER & SEWAGE COMPANIES-  
 UTILITY  
 2111 WHITE RIVER HYDRO GENERATING...NONCLASSIFIED ESTABLISHMENTS  
 2518 A ADVANCED SEPTIC SVC...SITE PREPARATION CONTRACTORS  
 2719 ATM...AUTOMATED TELLER MACHINES  
 2719 LOG CABIN PUB & EATERY...RESTAURANTS  
 2719 LOG CABIN PUB & EATERY...BARS  
 2720 CITY TRANSFER...TRUCKING-TRANSPORTATION BROKERS  
 2720 CITY TRANSFER...SAND & GRAVEL (WHLs)

1410 KELLEY SMITH...RESIDENTIAL  
1575 ALICIA CHARLES...RESIDENTIAL  
1575 BEVERLY FRESNE...RESIDENTIAL  
1575 GEORGE DUFRESNE...RESIDENTIAL  
1620 LAKELAND HILLS DENTAL CARE...DENTISTS  
1680 MONICA MARKUSON...RESIDENTIAL  
1680 PRECISION TREE NW...TREE SERVICE  
1683 SHANON ROETTER...RESIDENTIAL

NO LISTING FOUND

2118 CAROL WEIDEMANN...RESIDENTIAL  
 2118 DOUG WEIDEMANN...RESIDENTIAL  
 2118 MEGAN WEIDEMANN...RESIDENTIAL  
 2404 JAMES NELSON...RESIDENTIAL  
 2404 KRISHANTHI NELSON...RESIDENTIAL  
 2621 PAM HOLTON...RESIDENTIAL  
 2625 ALICE BENTLEY...RESIDENTIAL

1402 WESTERN SELF STORAGE...STORAGE-HOUSEHOLD & COMMERCIAL  
 1402 WESTERN SELF STORAGE...MINIWAREHOUSE & SELF-STORAGE UNIT  
 OPERATORS  
 1417 JAMES PARKS...RESIDENTIAL  
 1705 BARBARA POPE...RESIDENTIAL  
 1705 BRIANNA POPE...RESIDENTIAL  
 1705 ERIC POPE...RESIDENTIAL  
 1705 JOE POPE...RESIDENTIAL  
 1721 CYD WOHLHUETER...RESIDENTIAL  
 1721 JAMES WOHLHUETER...RESIDENTIAL  
 1921 OWEN MILLER...RESIDENTIAL  
 2008 BARRIER WEST LLC...NONCLASSIFIED ESTABLISHMENTS  
 2008 BARRIER WEST LLC  
 2008 PATERSEN BROS INC...NEW SINGLE-FAMILY GENERAL CONTRS  
 2008 PATERSEN BROTHERS INC...GENERAL CONTRACTORS  
 2008 PETERSEN BROTHERS...NEW SINGLE-FAMILY GENERAL CONTRS  
 2008 PETERSEN BROTHERS...GENERAL CONTRACTORS  
 2008 PETERSON BROTHERS, INC...UNCLASSIFIED  
 2008 SUMNER CRANE SALES & SVC...ALL OTHER SPECIALTY TRADE CONTRS  
 2306 BENJAMIN DONIEGO...RESIDENTIAL  
 2306 PRISCILLA DONIEGO...RESIDENTIAL  
 2518 A A ASPHALTING...HEAVY CONSTRUCTION, EXCEPT BUILDING  
 2518 A A ASPHALTING INC...HIGHWAY, STREET, & BRIDGE CONSTRUCTION  
 2518 AA ASPHALTING INC...HIGHWAY, STREET, & BRIDGE CONSTRUCTION  
 2518 AA ASPHALTING INC...PAVING CONTRACTORS  
 2719 LG CABIN PUB EATERY...RETAIL-EATING PLACES  
 2719 LOG CABIN PUB & EATERY...FULL-SERVICE RESTAURANTS  
 2719 LOG CABIN PUB & EATERY...RESTAURANTS  
 2720 CITY TRANSFER INC...SAND & GRAVEL (WHLS)  
 2720 CITY TRANSFER INC...MASONRY MATERIAL MERCHANT WHOLS  
 2720 CITY TRANSFER INC...SPECIAL TRADE CONTRACTORS  
 3003 CHASE CONSTRUCTION NORTHWEST...ROOFING CONTRACTORS  
 3003 CHASE CONSTRUCTION NORTHWEST...ROOFING CONTRS

1407 **JEFF WARD**...RESIDENTIAL  
1410 **BRENDA WILLIAMS**...RESIDENTIAL  
1450 **DENNIS PEREZ**...RESIDENTIAL  
1450 **SUSANA SARABI**...RESIDENTIAL  
1620 **LAKELAND HILLS DENTAL CARE**...DENTISTS  
1620 **LO, GRANT DDS**...DENTISTS  
1680 **PRECISION TREE NW**...TREE SERVICE  
1680 **STERLING WEDDINGS**...ALL OTHER PERSONAL SVCS  
1680 **STERLING WEDDINGS**...WEDDING CONSULTANTS PLANNING/ARRANGING  
1683 **BRIAN RATCLIFFE**...RESIDENTIAL

NO LISTING FOUND

2005 **ARROW TRANSPORTATION**...TRANSPORTATION SERVICES  
 2404 **J M NELSON**...RESIDENTIAL  
 2521 **KEVIN GORDER**...LANDSCAPE SERVICES  
 2625 **W L BENTLEY**...RESIDENTIAL

1402 **WESTERN SELF STORAGE**...WAREHOUSING SELF STOR  
 1402 **WESTERN SELF STORAGE**...STORAGE-HOUSEHOLD & COMMERCIAL  
 1406 **MARTY MOORE**...RESIDENTIAL  
 1417 **JAMES L PARKS**...RESIDENTIAL  
 1705 **JOE POPE**...RESIDENTIAL  
 1706 **MARTIN J MCLAUGHLIN**...RESIDENTIAL  
 1721 **JIM WOHLHUETER**...RESIDENTIAL  
 1807 **MARTIN JONES**...RESIDENTIAL  
 1921 **OWEN P MILLER**...RESIDENTIAL  
 2008 **AQUA JET CAR WASH**...CAR WASHING & POLISHING  
 2008 **BARRIER WEST LLC**...RET MISC VEHICLES  
 2008 **PETERSEN BROTHERS**...SINGLE-FAMILY HOUSE CNST MFG SHEET METALWORK  
 BRIDGE/TUN  
 2008 **PETERSON BROTHERS**...GEN REMOD 1-FAM HOUSE  
 2008 **SUMNER CRANE SALES & SVC**...CRANE RENTAL/SERV  
 2008 **WESTERN SELF STORAGE**...SELF STORAGE MINI-WAREHOUSES  
 2110 **GORDER NURSERY**...EXCAVATION CONTRACTOR LANDSCAPE SERVICES RET  
 NURSERY/GA  
 2110 **GORDERS NURSERY**...NURSERYMEN  
 2110 **GORDERS NURSERY**...RETAIL NURSERIES  
 2306 **BENJAMIN DONIEGO**...RESIDENTIAL  
 2306 **M A DONIEGO**...RESIDENTIAL  
 2518 **A A ASPHALTING**...PAVING CONTRACTORS  
 2518 **A A ASPHALTING INC**...SURFACING AND PAVING  
 2518 **AA ASPHALTING INC**...ASPHALT PAVING CONTRACTOR  
 2719 **LOG CABIN PUB & EATERY**...BARS  
 2719 **LOG CABIN PUB & EATERY**...DRINKING PLACES  
 2719 **LOG CABIN TAVERN**...DRINKING PLACE  
 2720 **CITY TRANSFER INC**...SAND & GRAVEL (WHOLESALE)  
 2720 **CITY TRANSFER INC**...BRICK, STONE, REL MTL  
 2812 **DON MOON**...RESIDENTIAL  
 3003 **CHASE CONSTRUCTION NORTHWEST**...ROOFG, SHEET MET WK

NO LISTING FOUND

NO LISTING FOUND

2404 J M NELSON...RESIDENTIAL  
2521 KEVIN GORDER...RESIDENTIAL  
2625 W L BENTLEY...RESIDENTIAL

1402 WESTERN SELF STORAGE  
1406 MARTY MOORE...RESIDENTIAL  
1417 JAMES L PARKS...RESIDENTIAL  
1702 SANDI'S SIGNS...TELEPHONE AND COMMUNICATION EQUIPMENT  
1705 J POPE...RESIDENTIAL  
1706 K J KIBLINGER...RESIDENTIAL  
1706 STARCRAFT UPHOLSTERY  
1721 JIM WOHLHUETER...RESIDENTIAL  
1808 PETERSEN BROTHERS  
1904 DEAN ANDERSON...RESIDENTIAL  
2008 BARRIER WEST...DESIGN SERVICES  
2110 GORDER'S NURSERY  
2111 PUGET SOUND ENERGY INC  
2306 BENJAMIN DONIEGO...RESIDENTIAL  
2306 M A DONIEGO...RESIDENTIAL  
2518 A A ASPHALTING...HIGHWAY SIGNS AND GUARDRAILS  
2719 LOG CABIN PUB & EATERY...BARS AND LOUNGES  
2720 CITY TRANSFER OF KENT  
2763 T MACDONALD...RESIDENTIAL

**2003**

**LAKE TAPPS DR SE**

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

**2003**

**LAKELAND HILLS WAY**

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND



2404 J M NELSON...RESIDENTIAL  
2521 KEVIN GORDER...RESIDENTIAL  
2625 W L BENTLEY...RESIDENTIAL

17 HILLSIDE AUTO SALES  
17 TRIPLE R CONSTRUCTION  
629 WILLIAM SCHMIDT...RESIDENTIAL  
1402 WESTERN SELF STORAGE  
1406 MARTY MOORE...RESIDENTIAL  
1417 JAMES L PARKS...RESIDENTIAL  
1526 BARCHA BROTHERS...CANOE AND KAYAK DEALERS  
1702 SANDI'S SIGNS...TELEPHONE AND COMMUNICATION EQUIPMENT  
1705 J POPE...RESIDENTIAL  
1706 GORDER'S NURSERY  
1706 K J KIBLINGER...RESIDENTIAL  
1706 STARCRAFT UPHOLSTERY  
1721 JIM WOHLHUETER...RESIDENTIAL  
1808 BARRIER WEST...DESIGN SERVICES  
1808 PETERSEN BROTHERS  
1904 DEAN ANDERSON...RESIDENTIAL  
2111 PUGET SOUND ENERGY INC  
2306 BENJAMIN DONIEGO...RESIDENTIAL  
2306 M A DONIEGO...RESIDENTIAL  
2518 A A ASPHALTING...HIGHWAY SIGNS AND GUARDRAILS  
2719 LOG CABIN PUB & EATERY...BARS AND LOUNGES  
2720 CITY TRANSFER OF KENT  
2763 T MACDONALD...RESIDENTIAL

**2000**

**LAKE TAPPS DR SE**

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

**2000**

**LAKELAND HILLS WAY**

SOURCE: DIGITAL BUSINESS DIRECTORY

NO LISTING FOUND

**1995****COTTAGE RD E**

SOURCE: COLE

2404 J M NELSON  
2521 KEVIN GORDER  
2625 W L BENTLEY

**1995****E VALLEY HWY**

SOURCE: COLE

801 LONE STAR NWEST  
1402 RYDER TRUCK RENTL  
1406 MARTY MOORE  
1416 NP  
1417 ARTHUR P MONROE  
1417 JAMES L PARKS  
1706 KJ KIBLINGER  
1721 JIM WOHLHUETER  
1904 DEAN ANDERSON  
2008 PETERSEN BROTHERS  
2209 EVERGREEN SPECITS  
2306 BENJAMIN DONIEGO  
2306 M A DONIEGO  
2518 AA ASPHALTING  
2719 LOG CABIN TAVERN  
2763 T MACDONALD  
3202 BIG ALS GUNS

**1995**

**LAKE TAPPS DR SE**

SOURCE: COLE

STREET NOT LISTED

**1995**

**LAKELAND HILLS WAY**

SOURCE: COLE

STREET NOT LISTED

**1990****COTTAGE RD E**

SOURCE: COLE

2118 DARANA GALLOWAY  
2118 M E GALLOWAY JR  
2625 E L BENTLEY

**1990****E VALLEY HWY**

SOURCE: COLE

605 NP  
609 RANDAL L WEEKS  
629 MIKE BURLESON  
829 LAKERIDGE SAND AND GRV  
1315 MAX ROSARIO  
1406 NP  
1416 NP  
1417 JAMES L PARKS  
1508 I BATTEY (2)  
1514 NP  
1522 NP  
1526 MR FIBERGLAS INDUS  
1612 M ROBBINS (35)  
1615 J ANDERSEN (4)  
1615 L DANIELS (5)  
1706 JERRY L MURRAY  
1706 K J KIBLINGER  
1706 NP  
1715 C ANDERSON (45)  
1715 M SALYERS (52)  
1721 JIM WOHLHEUTER  
1807 NP  
1808 DSD MIDDLE SCHOOL  
1820 JEFF POWELL  
1904 E M JENSEN  
1904 NP  
2008 PETERSEN BROTHERS  
2111 PUGET POWER  
2306 M A DONIEGO  
2719 LOG CABIN TAVERN  
2763 DUANE SUCHAN  
2763 T CASAVANT  
3003 E MORAN  
3202 BIG ALS GUNS

1990

LAKE TAPPS DR SE

SOURCE: COLE

STREET NOT LISTED

1990

LAKELAND HILLS WAY

SOURCE: COLE

STREET NOT LISTED

STREET NOT LISTED

605 NP  
609 NP  
629 C M WILKINSON  
629 D J HUCK  
1315 MAX ROSARIO  
1416 WAYNE PECK JR  
1417 JAMES L PARKS  
1514 L BLEUEL  
1522 NP  
1526 MR FIBERGLAS INDUS  
1706 K J KIBLINGER  
1706 NP  
1706 R M ZINICOLA  
1807 S R TYLER  
1808 DSD MIDDLE SCHOOL  
1820 BUZ ROSE  
2008 PETERSEN BROTHERS  
2111 PUGET SND PWR AND LGHT  
2306 M A DONIEGO  
2514 DONALD L MARLOW  
2719 LOG CABIN TAVERN  
2763 ARCHIE MACDONALD  
2813 FRANK WELCH  
3003 T BEATTIE  
3202 BIG ALS GUNS

**1985**

**LAKE TAPPS DR SE**

SOURCE: COLE

STREET NOT LISTED

**1985**

**LAKELAND HILLS WAY**

SOURCE: COLE

STREET NOT LISTED



STREET NOT LISTED

629 TIMOTHY M OROURKE  
1417 JAMES L PARKS  
1514 JOE HUFFMAN  
1807 SA TYLER  
1808 DIERINGER MDL SCHL  
1808 DIERINGR MNTNC ADM  
2111 PUGET SOUND POWER  
2306 M A DONIEGO  
2514 DONALD L MARLOW  
2514 SPRINGWATER GARDNS  
4107 EMERY BLAKELEY

**1980**

**LAKE TAPPS DR SE**

SOURCE: COLE

STREET NOT LISTED

**1980**

**LAKELAND HILLS WAY**

SOURCE: COLE

STREET NOT LISTED

**1977**

**COTTAGE RD E**

SOURCE: COLE

**1977**

**E VALLEY HWY**

SOURCE: COLE

STREET NOT LISTED

4623

ROBERT ANDERSON

1977

LAKE TAPPS DR SE

SOURCE: COLE

STREET NOT LISTED

1977

LAKELAND HILLS WAY

SOURCE: COLE

STREET NOT LISTED

<h3 style="margin: 0;">Tax Description</h3> <p style="margin: 5px 0;">Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS THAT POR L 11 LY ELY OF ELY LI EAST VALLEY HWY E OUT OF 015-0 SEG S-0026 NF EMS</p>																									
<h3 style="margin: 0;">Property Details</h3> <p><b>Parcel Number</b> 9520000151  <b>Site Address</b> 1705 EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 9100-VACANT LAND UNDEVELOPED</p>	<h3 style="margin: 0;">Taxpayer Details</h3> <p><b>Taxpayer Name</b> MILLETT JENE &amp; BALLENGER DARRIN  <b>Mailing Address</b> 1705 EAST VALLEY HWY E SUMNER, WA 98390</p>																								
<h3 style="margin: 0;">Appraisal Details</h3> <p><b>Land Economic Area</b> 030504  <b>Value Area</b> PI6  <b>Appr Acct Type</b> Residential  <b>Business Name</b>  <b>Last Inspection</b> 05/22/2019-Physical Inspection  <b>Appraisal Area</b> 03</p>	<h3 style="margin: 0;">Related Parcels</h3> <p><b>Group Account Number</b> n/a  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
<h3 style="margin: 0;">Assessed Value</h3> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Value Year</b></td> <td style="width: 20%;">2023</td> <td style="width: 30%;"><b>Assessed Total</b></td> <td style="width: 20%;">327,700</td> </tr> <tr> <td><b>Tax Year</b></td> <td>2024</td> <td><b>Assessed Land</b></td> <td>327,700</td> </tr> <tr> <td><b>Taxable Value</b></td> <td>327,700</td> <td><b>Assessed Improvements</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area</b></td> <td>119</td> <td><b>Current Use Land</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area Rate</b></td> <td>0</td> <td><b>Personal Property</b></td> <td>0</td> </tr> <tr> <td><b>Notice of Value Mailing Date</b></td> <td colspan="3">06/23/2023</td> </tr> </table>		<b>Value Year</b>	2023	<b>Assessed Total</b>	327,700	<b>Tax Year</b>	2024	<b>Assessed Land</b>	327,700	<b>Taxable Value</b>	327,700	<b>Assessed Improvements</b>	0	<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0	<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0	<b>Notice of Value Mailing Date</b>	06/23/2023		
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<b>Notice of Value Mailing Date</b>	06/23/2023																								
<h3 style="margin: 0;">Assessment Details</h3> <p>2023 Values for 2024 Tax</p> <p><b>Taxable Value</b> \$327,700  <b>Assessed Value</b> \$327,700</p>	<h3 style="margin: 0;">Tax Amounts Due</h3> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Tax Year</th> <th style="width: 35%;">Minimum Due</th> <th style="width: 35%;">Total Due</th> </tr> </thead> <tbody> <tr> <td><b>TOTAL</b></td> <td><b>0.00</b></td> <td><b>0.00</b></td> </tr> </tbody> </table>	Tax Year	Minimum Due	Total Due	<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>																		
Tax Year	Minimum Due	Total Due																							
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>																							
<h3 style="margin: 0;">Property Tax Exemptions</h3> <p>No exemptions</p>																									

### Land Details

**Land Economic Area** 030504  
**RTSQQ** 05-20-07-22  
**Value Area** PI6  
**Square Footage** 84,942  
**Acres** 1.95  
**Front Foot** 0  
**Electric** Power Available  
**Sewer** Sewer/Septic No  
**Water** Water Available

### Sales History

<b>SALE DATE</b>	05/03/2021
<b>ETN</b>	4563077
<b>PARCEL COUNT</b>	1
<b>GRANTOR</b>	POPE JOSEPH L & BARBARA G
<b>GRANTEE</b>	MILLETT JENE & BALLENGER DARRIN
<b>SALE PRICE</b>	50,000
<b>DEED TYPE</b>	Statutory Warranty Deed
<b>SALES NOTES</b>	Friends Not listed on market

### Map



### Photos



2019\_PRI\_5-22-2019\_PD\_.jpg

## Sketches

Sorry, no sketches available for display



<h3 style="margin: 0;">Tax Description</h3> <p style="margin: 5px 0;">Section 07 Township 20 Range 05 Quarter 23 WHITE RIVER GARDEN TRACTS ELY 143 FT OF TR 7 LY W OF CO RD MEAS ON N LI FROM CTR OF CO RD EXC CO RD EXC POR ACQUIRED BY P.C. JUDGMENT #94-2-08876-4 OUT OF 010-0 SEG K0491 2/5/99MD</p>																									
<h3 style="margin: 0;">Property Details</h3> <p><b>Parcel Number</b> 9520000101  <b>Site Address</b> EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 6600-CONTRACTOR SERVICES</p>	<h3 style="margin: 0;">Taxpayer Details</h3> <p><b>Taxpayer Name</b> DIERINGER SHOP &amp; YARD LLC  <b>Mailing Address</b> 2008 E VALLEY HWY E                  SUMNER, WA                  98390</p>																								
<h3 style="margin: 0;">Appraisal Details</h3> <p><b>Value Area</b> PI4  <b>Appr Acct Type</b> Industrial  <b>Business Name</b> PETERSON BROTHERS CONSTRUCTION  <b>Last Inspection</b> 05/10/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<h3 style="margin: 0;">Related Parcels</h3> <p><b>Group Account Number</b> 786  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
<h3 style="margin: 0;">Assessed Value</h3> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><b>Value Year</b></td> <td style="width: 20%;">2023</td> <td style="width: 30%;"><b>Assessed Total</b></td> <td style="width: 20%;">306,600</td> </tr> <tr> <td><b>Tax Year</b></td> <td>2024</td> <td><b>Assessed Land</b></td> <td>306,600</td> </tr> <tr> <td><b>Taxable Value</b></td> <td>306,600</td> <td><b>Assessed Improvements</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area</b></td> <td>119</td> <td><b>Current Use Land</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area Rate</b></td> <td>0</td> <td><b>Personal Property</b></td> <td>0</td> </tr> <tr> <td><b>Notice of Value Mailing Date</b></td> <td colspan="3">06/23/2023</td> </tr> </table>		<b>Value Year</b>	2023	<b>Assessed Total</b>	306,600	<b>Tax Year</b>	2024	<b>Assessed Land</b>	306,600	<b>Taxable Value</b>	306,600	<b>Assessed Improvements</b>	0	<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0	<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0	<b>Notice of Value Mailing Date</b>	06/23/2023		
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<h3 style="margin: 0;">Property Tax Exemptions</h3> <p>No exemptions</p>																									

### Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-23
<b>Value Area</b>	PI4
<b>Square Footage</b>	16,812
<b>Acres</b>	0.386
<b>Front Foot</b>	420
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

### Sales History

Sorry, no sales available for display

### Map



<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 23: THAT POR OF EAST VALLEY HWY E VAC BY ORD 97-98 ABUTT L 3 THRU 7 WHITE RIVER GARDEN TRACTS &amp; ABUTT BEG 1009.20 FT E &amp; 701.10 FT N OF SEC COR ON W LI OF SEC TH E 200 FT TH N 296.54 FT TH W 184 FT TH SLY TO POB PER AFN 98-05-27-0773 SEG P-7369 JU 10/5/99JU FORMERLY TCO 27-779</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 0520072002  <b>Site Address</b> XXX EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 4800-UTILITIES</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> CASCADE WATER ALLIANCE  <b>Mailing Address</b> 520 112TH AVE NE STE 400                  BELLEVUE, WA                  98004-5503</p>																								
<p><b>Appraisal Details</b></p> <p><b>Neighborhood</b> /  <b>Value Area</b> PI4  <b>Appr Acct Type</b> Commercial  <b>Business Name</b>  <b>Last Inspection</b> 02/24/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<p><b>Related Parcels</b></p> <p><b>Group Account Number</b> 69873  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
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### Land Details

**Land Economic Area** 4054  
**RTSQQ** 05-20-07-23  
**Value Area** PI4  
**Neighborhood** /  
**Square Footage** 26,571  
**Acres** 0.610  
**Front Foot** 995  
**Electric** Power Installed  
**Sewer** Sewer/Septic Installed  
**Water** Water Installed

### Sales History

<b>SALE DATE</b>	12/18/2009
<b>ETN</b>	4227368C
<b>PARCEL COUNT</b>	79
<b>GRANTOR</b>	PUGET SOUND ENERGY/ELEC
<b>GRANTEE</b>	CASCADE WATER ALLIANCE
<b>SALE PRICE</b>	1,963,500
<b>DEED TYPE</b>	Bargain & Sale Deed
<b>SALES NOTES</b>	

### Map



Spatial Services

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<h3 style="margin: 0;">Tax Description</h3> <p style="margin: 5px 0;">Section 07 Township 20 Range 05 Quarter 23 WHITE RIVER GARDEN TRACTS: THAT POR OF L 3 THRU 6 LY E OF EAST VALLEY HWY E AS CYD TO P CO BY AFN 98-04-17-0312 EASE OF RECORD OUT OF 007-0 SEG 2009-0718 JU 5/22/09JU FORMERLY TCO 27-780</p>																									
<h3 style="margin: 0;">Property Details</h3> <p><b>Parcel Number</b> 9520000071  <b>Site Address</b> 2111 EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 4800-UTILITIES</p>	<h3 style="margin: 0;">Taxpayer Details</h3> <p><b>Taxpayer Name</b> CASCADE WATER ALLIANCE  <b>Mailing Address</b> 520 112TH AVE NE STE 400                  BELLEVUE, WA                  98004-5503</p>																								
<h3 style="margin: 0;">Appraisal Details</h3> <p><b>Value Area</b> P14  <b>Appr Acct Type</b> Industrial  <b>Business Name</b>  <b>Last Inspection</b> 02/24/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<h3 style="margin: 0;">Related Parcels</h3> <p><b>Group Account Number</b> 69873  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
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<b>Expiration Date</b>	n/a																								

### Land Details

**Land Economic Area** 4054  
**RTSQQ** 05-20-07-23  
**Value Area** PI4  
**Square Footage** 112,820  
**Acres** 2.59  
**Front Foot** 0  
**Electric** Power Installed  
**Sewer** Sewer/Septic Installed  
**Water** Water Installed

### Sales History

<b>SALE DATE</b>	12/18/2009
<b>ETN</b>	4227368C
<b>PARCEL COUNT</b>	79
<b>GRANTOR</b>	PUGET SOUND ENERGY/ELEC
<b>GRANTEE</b>	CASCADE WATER ALLIANCE
<b>SALE PRICE</b>	1,963,500
<b>DEED TYPE</b>	Bargain & Sale Deed
<b>SALES NOTES</b>	

### Map

Spatial Services Powered by Esri

### Tax Description

Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS L 13 LY E OF NPRR R/W & W OF STATE HWY 5 OUT OF 016-9 SEG F-0256JU 08-02-93CL

### Property Details

**Parcel Number** 9520000174  
**Site Address** EAST VALLEY HWY E  
**Account Type** Real Property  
**Category** Land and Improvements  
**Assessment Use Code** 6380-MINI WAREHOUSING

### Taxpayer Details

**Taxpayer Name** WESTERN SELF STORAGE LLC  
**Mailing Address** 2008 EAST VALLEY HWY E  
 SUMNER, WA  
 98390

### Appraisal Details

**Value Area** PI4  
**Appr Acct Type** Industrial  
**Business Name** WESTERN SELF STORAGE  
**Last Inspection** 05/11/2023-Physical Inspection  
**Appraisal Area** 5

### Related Parcels

**Group Account Number** 555  
**Located On** n/a  
**Associated Parcels** n/a

### Assessed Value

<b>Value Year</b>	2023	<b>Assessed Total</b>	2,244,100
<b>Tax Year</b>	2024	<b>Assessed Land</b>	2,244,100
<b>Taxable Value</b>	2,244,100	<b>Assessed Improvements</b>	0
<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0
<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0
<b>Notice of Value Mailing Date</b>	06/23/2023		

### Assessment Details

2023 Values for 2024 Tax

**Taxable Value** \$2,244,100  
**Assessed Value** \$2,244,100

### Tax Amounts Due

Tax Year	Minimum Due	Total Due
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>

### Property Tax Exemptions

No exemptions

### Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	116,000
<b>Acres</b>	2.663
<b>Front Foot</b>	200
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

### Sales History

Sorry, no sales available for display

### Map



0 40 mi

Powered by Esri



<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS THAT PART L 12 LY WLY OF STATE HWY 163 DESC AS BEG SE COR L 12 TH N 180 FT TH W 242 FT TH TH S 180 FT TH E 242 FT TO POB OUT OF 016-5 SEG N-0427 GD EMS</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 9520000168  <b>Site Address</b> EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 6380-MINI WAREHOUSING</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> WESTERN SELF STORAGE LLC  <b>Mailing Address</b> 2008 EAST VALLEY HWY E                  SUMNER, WA                  98390</p>																								
<p><b>Appraisal Details</b></p> <p><b>Value Area</b> PI4  <b>Appr Acct Type</b> Industrial  <b>Business Name</b> WESTERN SELF STORAGE  <b>Last Inspection</b> 05/11/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<p><b>Related Parcels</b></p> <p><b>Group Account Number</b> 555  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
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<p><b>Property Tax Exemptions</b></p> <p>No exemptions</p>																									

## Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	43,560
<b>Acres</b>	1
<b>Front Foot</b>	180
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

## Building 1 Details

### General Characteristics

Property Type	Industrial
Condition	Average
Quality	Average
Neighborhood	504
Occupancy	Addon Only Comm
Square Feet	1
Net Square Feet	0
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	2005
ADJUSTED YEAR BUILT	2005
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	None
UNITS	0

### Improvement Details

Type	Description	Units
Add On	Chain Link 6 ft with top rail and 3 str brbd wi	625

### Sales History

Sorry, no sales available for display

### Map



<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS L 12 LY E OF NPPR R/W EXC THAT POR LY ELY OF WLY LI OF STATE HWY 5 &amp; EXC S 180 FT OF E 242 FT LY WLY OF STATE HWY OUT OF 016- 9 SEG F-0256JU 08-02-93CL</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 9520000173  <b>Site Address</b> EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 6380-MINI WAREHOUSING</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> WESTERN SELF STORAGE LLC  <b>Mailing Address</b> 2008 EAST VALLEY HWY E                  SUMNER, WA                  98390</p>																								
<p><b>Appraisal Details</b></p> <p><b>Value Area</b> PI4  <b>Appr Acct Type</b> Industrial  <b>Business Name</b> WESTERN SELF STORAGE  <b>Last Inspection</b> 05/11/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<p><b>Related Parcels</b></p> <p><b>Group Account Number</b> 555  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
<p><b>Assessed Value</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><b>Value Year</b></td> <td style="width: 30%;">2023</td> <td style="width: 30%;"><b>Assessed Total</b></td> <td style="width: 10%;">1,467,200</td> </tr> <tr> <td><b>Tax Year</b></td> <td>2024</td> <td><b>Assessed Land</b></td> <td>1,467,200</td> </tr> <tr> <td><b>Taxable Value</b></td> <td>1,467,200</td> <td><b>Assessed Improvements</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area</b></td> <td>119</td> <td><b>Current Use Land</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area Rate</b></td> <td>0</td> <td><b>Personal Property</b></td> <td>0</td> </tr> <tr> <td><b>Notice of Value Mailing Date</b></td> <td colspan="3">06/23/2023</td> </tr> </table>		<b>Value Year</b>	2023	<b>Assessed Total</b>	1,467,200	<b>Tax Year</b>	2024	<b>Assessed Land</b>	1,467,200	<b>Taxable Value</b>	1,467,200	<b>Assessed Improvements</b>	0	<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0	<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0	<b>Notice of Value Mailing Date</b>	06/23/2023		
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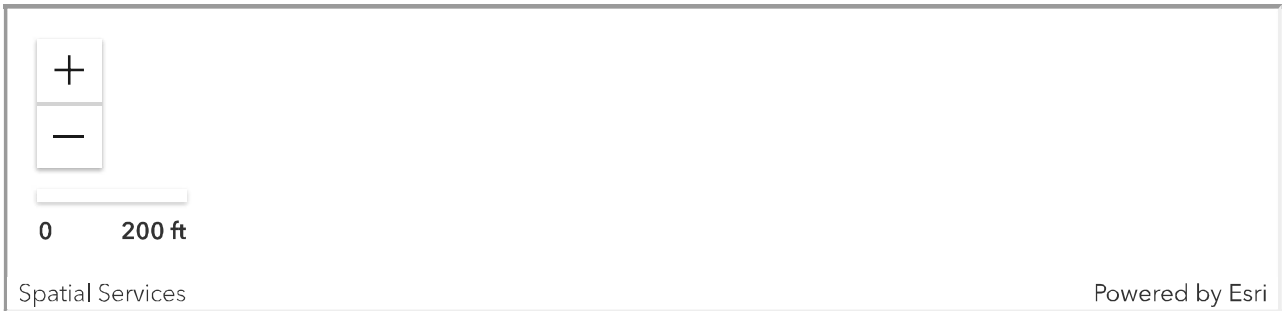
### Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	75,840
<b>Acres</b>	1.741
<b>Front Foot</b>	0
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

### Sales History

Sorry, no sales available for display

### Map



<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS HISTORIC PROPERTY TR 10 LESS S 50 FT &amp; TR 11 BET NPRR R/W &amp; WLY LI CO RD OUT OF 015-0 SEG S-0026 NF EMS (DC6-8-99DL)</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 9520000152  <b>Site Address</b> 1808 EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 6600-CONTRACTOR SERVICES</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> DIERINGER SCHOOL LLC  <b>Mailing Address</b> 2008 E VALLEY HWY E                  SUMNER, WA                  98390-9579</p>																								
<p><b>Appraisal Details</b></p> <p><b>Value Area</b> PI4  <b>Appr Acct Type</b> Industrial  <b>Business Name</b> PETERSON BROTHERS CONSTRUCTION  <b>Last Inspection</b> 05/10/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<p><b>Related Parcels</b></p> <p><b>Group Account Number</b> 786  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
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## Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	219,625
<b>Acres</b>	5.042
<b>Front Foot</b>	365
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

## Building 1 Details

### General Characteristics

Property Type	Industrial
Condition	Average
Quality	Low Plus
Neighborhood	504
Occupancy	Office Class C
Square Feet	13,448
Net Square Feet	25,923
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

<b>DESCRIPTION</b>	Office Building
<b>YEAR BUILT</b>	1928
<b>ADJUSTED YEAR BUILT</b>	1968
<b>SQUARE FEET</b>	8,168
<b>STORIES</b>	1
<b>BEDROOMS</b>	0
<b>BATHROOMS</b>	0
<b>EXTERIOR</b>	n/a
<b>CLASS</b>	Wood Frame
<b>ROOF</b>	n/a
<b>HVAC</b>	Heat Pump
<b>UNITS</b>	1

<b>DESCRIPTION</b>	School - Classroom
<b>YEAR BUILT</b>	1928
<b>ADJUSTED YEAR BUILT</b>	1955
<b>SQUARE FEET</b>	5,280
<b>STORIES</b>	1
<b>BEDROOMS</b>	0
<b>BATHROOMS</b>	0
<b>EXTERIOR</b>	n/a
<b>CLASS</b>	Masonry
<b>ROOF</b>	n/a
<b>HVAC</b>	Heat Pump
<b>UNITS</b>	2

### Improvement Details

Type	Description	Units
Add On	Asphalt (AV)	52,000
Add On	Chain Link 6 ft with top rail	680

## Building 2 Details

### General Characteristics

Property Type	Industrial
Condition	Average
Quality	Average
Neighborhood	504
Occupancy	Outbuilding
Square Feet	2,700
Net Square Feet	2,700
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	Material Storage Sheds
YEAR BUILT	1980
ADJUSTED YEAR BUILT	1989
SQUARE FEET	2,700
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1

## Building 3 Details

### General Characteristics

Property Type	Industrial
Condition	Poor
Quality	Low
Neighborhood	504
Occupancy	Education
Square Feet	9,775
Net Square Feet	9,775
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	School - Gymnasium
YEAR BUILT	1955
ADJUSTED YEAR BUILT	1979
SQUARE FEET	9,775
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Masonry
ROOF	n/a
HVAC	Electric
UNITS	0

### Sales History

Sorry, no sales available for display

### Map



### Photos



2023\_PRI\_5-11-2023\_20230510WJ.jpg

<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS: WHITE RIVER GARDEN TRACTS TR 9 &amp; S 50 FT OF L 10 LY W OF STATE HWY &amp; E OF N P RR SEG E 6616</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 9520000143  <b>Site Address</b> 1820 TO 1904 EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 6600-CONTRACTOR SERVICES</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> DIERINGER SHOP &amp; YARD LLC  <b>Mailing Address</b> 2008 E VALLEY HWY E SUMNER, WA 98390</p>																								
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### Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	169,012
<b>Acres</b>	3.880
<b>Front Foot</b>	257
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

## Building 1 Details

### General Characteristics

<b>Property Type</b>	Industrial
<b>Condition</b>	Average
<b>Quality</b>	Average
<b>Neighborhood</b>	504
<b>Occupancy</b>	Addon Only Comm
<b>Square Feet</b>	1
<b>Net Square Feet</b>	0
<b>Attached Garage Square Feet</b>	0
<b>Detached Garage Square Feet</b>	0
<b>Carport Square Feet</b>	0
<b>Finished Attic Square Feet</b>	0
<b>Total Basement Square Feet</b>	0
<b>Finished Basement Square Feet</b>	0
<b>Basement Garage Door</b>	0
<b>Fireplaces</b>	0

### Built-As

DESCRIPTION	Addon Only Comm
YEAR BUILT	1990
ADJUSTED YEAR BUILT	1990
SQUARE FEET	1
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	n/a
ROOF	n/a
HVAC	None
UNITS	0

### Improvement Details

Type	Description	Units
Add On	Asphalt (AV)	118,042

### Sales History

Sorry, no sales available for display

### Map



<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 22 WHITE RIVER GARDEN TRACTS: WHITE RIVER GARDEN TRACTS SW OF NW 07-20-05E POR TR 7 LY E NP R/W &amp; W OF CO RD EXC ELY 143 FT MEAS ON N LI FROM TR OF CO RD &amp; POR L 8 LY E OF NR R/W &amp; W OF CO RD EXC POR ACQUIRED BY P.C. JUDGM #94-208876-4 APPROX 6.11 AC OUT OF 012-0 SEG K0491 2/5/99MD</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 9520000121  <b>Site Address</b> 2008 EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 6600-CONTRACTOR SERVICES</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> DIERINGER SHOP &amp; YARD LLC  <b>Mailing Address</b> 2008 E VALLEY HWY E                  SUMNER, WA                  98390</p>																								
<p><b>Appraisal Details</b></p> <p><b>Value Area</b> PI4  <b>Appr Acct Type</b> Industrial  <b>Business Name</b> PETERSON BROTHERS CONSTRUCTION  <b>Last Inspection</b> 05/10/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<p><b>Related Parcels</b></p> <p><b>Group Account Number</b> 786  <b>Located On</b> n/a  <b>Associated Parcels</b> 1200112555 2006965500</p>																								
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### Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	266,300
<b>Acres</b>	6.113
<b>Front Foot</b>	420
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

## Building 1 Details

### General Characteristics

<b>Property Type</b>	Industrial
<b>Condition</b>	Average
<b>Quality</b>	Average
<b>Neighborhood</b>	504
<b>Occupancy</b>	Gen Warehouse 20,000 to 199,999 SF
<b>Square Feet</b>	20,300
<b>Net Square Feet</b>	27,348
<b>Attached Garage Square Feet</b>	0
<b>Detached Garage Square Feet</b>	0
<b>Carport Square Feet</b>	0
<b>Finished Attic Square Feet</b>	0
<b>Total Basement Square Feet</b>	0
<b>Finished Basement Square Feet</b>	0
<b>Basement Garage Door</b>	0
<b>Fireplaces</b>	0

### Built-As

DESCRIPTION	Storage Warehouse
YEAR BUILT	1968
ADJUSTED YEAR BUILT	1995
SQUARE FEET	20,300
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	Space Heater
UNITS	1

### Improvement Details

Type	Description	Units
Add On	Canopies WD FR (Av)	1,508
Add On	Metal Fences (AV)	2,140
Mezzanine	Finished	510
Mezzanine	Unfinished	625



## Building 2 Details

### General Characteristics

Property Type	Industrial
Condition	Average
Quality	Fair
Neighborhood	504
Occupancy	Gen Warehouse 20,000 to 199,999 SF
Square Feet	5,913
Net Square Feet	27,348
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	Service Garage
YEAR BUILT	1968
ADJUSTED YEAR BUILT	1982
SQUARE FEET	5,913
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	Space Heater
UNITS	2

## Building 3 Details

### General Characteristics

<b>Property Type</b>	Industrial
<b>Condition</b>	Average
<b>Quality</b>	Average
<b>Neighborhood</b>	504
<b>Occupancy</b>	Outbuilding
<b>Square Feet</b>	1
<b>Net Square Feet</b>	1
<b>Attached Garage Square Feet</b>	0
<b>Detached Garage Square Feet</b>	0
<b>Carport Square Feet</b>	0
<b>Finished Attic Square Feet</b>	0
<b>Total Basement Square Feet</b>	0
<b>Finished Basement Square Feet</b>	0
<b>Basement Garage Door</b>	0
<b>Fireplaces</b>	0

### Built-As

<b>DESCRIPTION</b>	Fiber Coated Steel Dbl Wall Underground Fuel Tank
<b>YEAR BUILT</b>	1999
<b>ADJUSTED YEAR BUILT</b>	1999
<b>SQUARE FEET</b>	1
<b>STORIES</b>	1
<b>BEDROOMS</b>	0
<b>BATHROOMS</b>	0
<b>EXTERIOR</b>	n/a
<b>CLASS</b>	Wood Frame
<b>ROOF</b>	n/a
<b>HVAC</b>	None
<b>UNITS</b>	1

## Building 4 Details

### General Characteristics

<b>Property Type</b>	Industrial
<b>Condition</b>	Average
<b>Quality</b>	Average
<b>Neighborhood</b>	504
<b>Occupancy</b>	Outbuilding
<b>Square Feet</b>	1
<b>Net Square Feet</b>	1
<b>Attached Garage Square Feet</b>	0
<b>Detached Garage Square Feet</b>	0
<b>Carport Square Feet</b>	0
<b>Finished Attic Square Feet</b>	0
<b>Total Basement Square Feet</b>	0
<b>Finished Basement Square Feet</b>	0
<b>Basement Garage Door</b>	0
<b>Fireplaces</b>	0

### Built-As

<b>DESCRIPTION</b>	Fiber Coated Steel Dbl Wall Underground Fuel Tank
<b>YEAR BUILT</b>	1999
<b>ADJUSTED YEAR BUILT</b>	1999
<b>SQUARE FEET</b>	1
<b>STORIES</b>	1
<b>BEDROOMS</b>	0
<b>BATHROOMS</b>	0
<b>EXTERIOR</b>	n/a
<b>CLASS</b>	Wood Frame
<b>ROOF</b>	n/a
<b>HVAC</b>	None
<b>UNITS</b>	1

### Sales History

Sorry, no sales available for display

### Map



### Photos



2023\_PRI\_5-11-2023\_20230510WJ.jpg

<p><b>Tax Description</b></p> <p>Section 07 Township 20 Range 05 Quarter 23 WHITE RIVER GARDEN TRACTS: L 7 E OF CO RD 1.06 AC (DCJEAEMS11-20-81) FORMERLY TCO 27-169</p>																									
<p><b>Property Details</b></p> <p><b>Parcel Number</b> 9520000110  <b>Site Address</b> EAST VALLEY HWY E  <b>Account Type</b> Real Property  <b>Category</b> Land and Improvements  <b>Assessment Use Code</b> 4800-UTILITIES</p>	<p><b>Taxpayer Details</b></p> <p><b>Taxpayer Name</b> CASCADE WATER ALLIANCE  <b>Mailing Address</b> 520 112TH AVE NE STE 400                  BELLEVUE, WA                  98004-5503</p>																								
<p><b>Appraisal Details</b></p> <p><b>Neighborhood</b> /  <b>Value Area</b> PI4  <b>Appr Acct Type</b> Commercial  <b>Business Name</b>  <b>Last Inspection</b> 02/24/2023-Physical Inspection  <b>Appraisal Area</b> 5</p>	<p><b>Related Parcels</b></p> <p><b>Group Account Number</b> 69873  <b>Located On</b> n/a  <b>Associated Parcels</b> n/a</p>																								
<p><b>Assessed Value</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"><b>Value Year</b></td> <td style="width: 10%;">2023</td> <td style="width: 30%;"><b>Assessed Total</b></td> <td style="width: 30%;">264,300</td> </tr> <tr> <td><b>Tax Year</b></td> <td>2024</td> <td><b>Assessed Land</b></td> <td>264,300</td> </tr> <tr> <td><b>Taxable Value</b></td> <td>0</td> <td><b>Assessed Improvements</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area</b></td> <td>119</td> <td><b>Current Use Land</b></td> <td>0</td> </tr> <tr> <td><b>Tax Code Area Rate</b></td> <td>0</td> <td><b>Personal Property</b></td> <td>0</td> </tr> <tr> <td><b>Notice of Value Mailing Date</b></td> <td colspan="3">06/23/2023</td> </tr> </table>		<b>Value Year</b>	2023	<b>Assessed Total</b>	264,300	<b>Tax Year</b>	2024	<b>Assessed Land</b>	264,300	<b>Taxable Value</b>	0	<b>Assessed Improvements</b>	0	<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0	<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0	<b>Notice of Value Mailing Date</b>	06/23/2023		
<b>Value Year</b>	2023	<b>Assessed Total</b>	264,300																						
<b>Tax Year</b>	2024	<b>Assessed Land</b>	264,300																						
<b>Taxable Value</b>	0	<b>Assessed Improvements</b>	0																						
<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0																						
<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0																						
<b>Notice of Value Mailing Date</b>	06/23/2023																								
<p><b>Assessment Details</b></p> <p>2023 Values for 2024 Tax</p> <p><b>Taxable Value</b> \$0  <b>Assessed Value</b> \$264,300</p>	<p><b>Tax Amounts Due</b></p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 30%;">Tax Year</th> <th style="width: 35%;">Minimum Due</th> <th style="width: 35%;">Total Due</th> </tr> </thead> <tbody> <tr> <td><b>TOTAL</b></td> <td><b>0.00</b></td> <td><b>0.00</b></td> </tr> </tbody> </table>	Tax Year	Minimum Due	Total Due	<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>																		
Tax Year	Minimum Due	Total Due																							
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>																							
<p><b>Property Tax Exemptions</b></p> <p><b>Tax Year</b> 2024  <b>Type</b> Municipal Corp and Misc Taxing Districts  <b>Expiration Date</b> n/a</p> <p><b>Tax Year</b> 2023  <b>Type</b> Municipal Corp and Misc Taxing Districts  <b>Expiration Date</b> n/a</p>																									

### Land Details

**Land Economic Area** 4054  
**RTSQQ** 05-20-07-23  
**Value Area** PI4  
**Neighborhood** /  
**Square Footage** 46,174  
**Acres** 1.06  
**Front Foot** 207  
**Electric** Power Installed  
**Sewer** Sewer/Septic Installed  
**Water** Water Installed

### Sales History

<b>SALE DATE</b>	12/18/2009
<b>ETN</b>	4227368C
<b>PARCEL COUNT</b>	79
<b>GRANTOR</b>	PUGET SOUND ENERGY/ELEC
<b>GRANTEE</b>	CASCADE WATER ALLIANCE
<b>SALE PRICE</b>	1,963,500
<b>DEED TYPE</b>	Bargain & Sale Deed
<b>SALES NOTES</b>	

### Map

+  
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 0 200 ft  
 Spatial Services Powered by Esri

### Tax Description

Section 07 Township 20 Range 05 Quarter 21: THAT POR OF PARCEL "C" OF DBLA 2005-12-14-5001 LY IN CY OF SUMNER SD PARCEL DESC AS L 4 OF L L 2000-09-01-5003 EXC FOLL BEG AT NE COR THEREOF TH S ALG E LI THEREOF 593.93 FT TO INTER NON-TANG C TO L WHOSE RAD PT BEARS S 84 DEG 14 MIN 30 SEC W 695 FT DIST TH NLY ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 06 DEG 55 MIN 17 SEC ARC DIST OF 83.96 FT TO PT OF REVERSE CURV WITH 765 FT RAD C TO R TH ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 13 DEG 19 MIN 58 SEC ARC DIST OF 178.02 FT TH N 322.30 FT TO BEG OF 695 FT RAD C TO L TH ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 01 DEG 05 MIN 59 SEC ARC DIST OF 13.34 FT TO N LI THEREOF TH S 88 DEG 04 MIN 15 SEC E 35.14 FT TO POBTOG/W EASE OF RECORD OUT OF 6-001 SEG M-0294 FORMERLY TCO 27-788 JU 10/24/00JU POR DC120601MJ DC6/19/06JU DC030707MS FORMERLY TCO 27-826

### Property Details

**Parcel Number** 0520072004  
**Site Address** 2005 COTTAGE RD E  
**Account Type** Real Property  
**Category** Land and Improvements  
**Assessment Use Code** 1101-SINGLE FAMILY DWELLING

### Taxpayer Details

**Taxpayer Name** CASCADE WATER ALLIANCE  
**Mailing Address** 520 112TH AVE NE STE 400  
 BELLEVUE, WA  
 98004-5503

### Appraisal Details

**Land Economic Area** 030504  
**Value Area** PI6  
**Appr Acct Type** Residential  
**Business Name**  
**Last Inspection** 05/22/2019-Physical Inspection  
**Appraisal Area** 03

### Related Parcels

**Group Account Number** n/a  
**Located On** n/a  
**Associated Parcels** n/a

### Assessed Value

<b>Value Year</b>	2023	<b>Assessed Total</b>	1,819,200
<b>Tax Year</b>	2024	<b>Assessed Land</b>	1,819,200
<b>Taxable Value</b>	0	<b>Assessed Improvements</b>	0
<b>Tax Code Area</b>	119	<b>Current Use Land</b>	0
<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0
<b>Notice of Value Mailing Date</b>	06/23/2023		

### Assessment Details

2023 Values for 2024 Tax

**Taxable Value** \$0  
**Assessed Value** \$1,819,200

### Tax Amounts Due

Tax Year	Minimum Due	Total Due
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>



### Property Tax Exemptions

**Tax Year** 2024  
**Type** Municipal Corp and Misc Taxing Districts  
**Expiration Date** n/a

**Tax Year** 2023  
**Type** Municipal Corp and Misc Taxing Districts  
**Expiration Date** n/a

### Land Details

**Land Economic Area** 030504  
**RTSQQ** 05-20-07-21  
**Value Area** PI6  
**Square Footage** 2,656,724  
**Acres** 60.99  
**Front Foot** 0  
**Electric** Power Installed  
**Sewer** Sewer/Septic Installed  
**Water** Water Installed

### Sales History

<b>SALE DATE</b>	12/18/2009
<b>ETN</b>	4227368C
<b>PARCEL COUNT</b>	79
<b>GRANTOR</b>	PUGET SOUND ENERGY/ELEC
<b>GRANTEE</b>	CASCADE WATER ALLIANCE
<b>SALE PRICE</b>	1,963,500
<b>DEED TYPE</b>	Bargain & Sale Deed
<b>SALES NOTES</b>	

### Map

Spatial Services Powered by Esri

### Photos



2019\_PRI\_5-22-2019\_PD\_.jpg

### Tax Description

Section 07 Township 20 Range 05 Quarter 13 THAT POR OF FOLL DESC PROP LY IN NW (CY OF SUMNER TCA 119) PARCEL "A" OF ROS 2009-02-03-5003 DESC AS THAT POR OF PARCEL C OF DBLA 2005-12-14-5001 LY WLY OF FOLL DESC LI COM AT N 1/4 COR OF SEC TH S 01 DEG 39 MIN 27 SEC W 330 FT TH S 88 DEG 03 MIN 38 SEC E 602.74 FT TO POB TH S 01 DEG 56 MIN 22 SEC W 657.13 FT TH S 77 DEG 34 MIN 46 SEC E 416.78 FT TH S 66 DEG 15 MIN 03 SEC E 499.22 FT TH S 01 DEG 25 MIN 49 SEC W 621.02 FT TO SLY LI OF SD PARCEL C & END OF SD LI DESC SD PARCEL C DESC AS FOLL L 4 OF L L 2000-09-01-5003 EXC FOLL BEG AT NE COR THEREOF TH S ALG E LI THEREOF 593.93 FT TO INTER NON-TANG C TO L WHOSE RAD PT BEARS S 84 DEG 14 MIN 30 SEC W 695 FT DIST TH NLY ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 06 DEG 55 MIN 17 SEC ARC DIST OF 83.96 FT TO PT OF REVERSE CURV WITH 765 FT RAD C TO R TH ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 13 DEG 19 MIN 58 SEC ARC DIST OF 178.02 FT TH N 322.30 FT TO BEG OF 695 FT RAD C TO L TH ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 01 DEG 05 MIN 59 SEC ARC DIST OF 13.34 FT TO N LI THEREOF TH S 88 DEG 04 MIN 15 SEC E 35.14 FT TO POB EASE OF RECORD OUT OF 6-001 SEG M-0294 JU 10/24/00JU POR DC120601MJ DC6/19/06JU DC030707MS DC6/16/09JU FORMERLY TCO 27-826

### Property Details

**Parcel Number** 0520071007  
**Site Address** XXX 169TH AVE E  
**Account Type** Real Property  
**Category** Land and Improvements  
**Assessment Use Code** 4800-UTILITIES

### Taxpayer Details

**Taxpayer Name** CASCADE WATER ALLIANCE  
**Mailing Address** 520 112TH AVE NE STE 400  
 BELLEVUE, WA  
 98004-5503

### Appraisal Details

**Neighborhood** 506 / 959  
**Value Area** PI6  
**Appr Acct Type** Commercial  
**Business Name**  
**Last Inspection** 03/05/2019-Physical Inspection  
**Appraisal Area** 5

### Related Parcels

**Group Account Number** n/a  
**Located On** n/a  
**Associated Parcels** n/a

### Assessed Value

<b>Value Year</b>	2023	<b>Assessed Total</b>	267,200
<b>Tax Year</b>	2024	<b>Assessed Land</b>	207,400
<b>Taxable Value</b>	0	<b>Assessed Improvements</b>	59,800
<b>Tax Code Area</b>	397	<b>Current Use Land</b>	0
<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0
<b>Notice of Value Mailing Date</b>	06/23/2023		

### Assessment Details

2023 Values for 2024 Tax  
**Taxable Value** \$0  
**Assessed Value** \$267,200

### Tax Amounts Due

Tax Year	Minimum Due	Total Due
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>

### Property Tax Exemptions

<b>Tax Year</b>	2024
<b>Type</b>	Municipal Corp and Misc Taxing Districts
<b>Expiration Date</b>	n/a
<b>Tax Year</b>	2023
<b>Type</b>	Municipal Corp and Misc Taxing Districts
<b>Expiration Date</b>	n/a

### Land Details

<b>Land Economic Area</b>	2056
<b>RTSQQ</b>	05-20-07-13
<b>Value Area</b>	PI6
<b>Neighborhood</b>	506 / 959
<b>Square Footage</b>	1,675,753
<b>Acres</b>	38.47
<b>Front Foot</b>	0
<b>Electric</b>	Power Available
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Available

## Building 1 Details

### General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	506
Occupancy	Agricultural
Square Feet	2,420
Net Square Feet	2,420
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	Equipment Building
YEAR BUILT	1988
ADJUSTED YEAR BUILT	1988
SQUARE FEET	2,420
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

### Improvement Details

Type	Description	Units
Add On	Chain Link 6 ft with top rail	3,000

## Building 2 Details

### General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	506
Occupancy	Agricultural
Square Feet	224
Net Square Feet	224
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	Equipment Building
YEAR BUILT	1965
ADJUSTED YEAR BUILT	1965
SQUARE FEET	224
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

## Building 3 Details

### General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	506
Occupancy	Agricultural
Square Feet	272
Net Square Feet	272
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

DESCRIPTION	Equipment Building
YEAR BUILT	1965
ADJUSTED YEAR BUILT	1965
SQUARE FEET	272
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0



### Improvement Details

Type	Description	Units
Add On	Chain Link 6 ft with top rail	3,000

### Sales History

<b>SALE DATE</b>	12/18/2009
<b>ETN</b>	4227368C
<b>PARCEL COUNT</b>	79
<b>GRANTOR</b>	PUGET SOUND ENERGY/ELEC
<b>GRANTEE</b>	CASCADE WATER ALLIANCE
<b>SALE PRICE</b>	1,963,500
<b>DEED TYPE</b>	Bargain & Sale Deed
<b>SALES NOTES</b>	

### Map

The map area is currently blank. It includes a zoom control on the left with a '+' button above a '-' button. Below the zoom controls is a scale bar labeled '0' and '40 mi'. The text 'Powered by Esri' is located in the bottom right corner of the map frame.

### Tax Description

Section 07 Township 20 Range 05 Quarter 11 TCO 27-859 OPTG PROP PARCEL "B" OF ROS 2009-02-03-5003 DESC AS THAT POR OF PARCEL C OF DBLA 2005-12-14-5001 LY ELY OF FOLL DESC LI COM AT N 1/4 COR OF SEC TH S 01 DEG 39 MIN 27 SEC W 330 FT TH S 88 DEG 03 MIN 38 SEC E 602.74 FT TO POB TH S 01 DEG 56 MIN 22 SEC W 657.13 FT TH S 77 DEG 34 MIN 46 SEC E 416.78 FT TH S 66 DEG 15 MIN 03 SEC E 499.22 FT TH S 01 DEG 25 MIN 49 SEC W 621.02 FT TO SLY LI OF SD PARCEL C & END OF SD LI DESC SD PARCEL C DESC AS FOLL L 4 OF L L 2000-09-01-5003 EXC FOLL BEG AT NE COR THEREOF TH S ALG E LI THEREOF 593.93 FT TO INTER NON-TANG C TO L WHOSE RAD PT BEARS S 84 DEG 14 MIN 30 SEC W 695 FT DIST TH NLY ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 06 DEG 55 MIN 17 SEC ARC DIST OF 83.96 FT TO PT OF REVERSE CURV WITH 765 FT RAD C TO R TH ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 13 DEG 19 MIN 58 SEC ARC DIST OF 178.02 FT TH N 322.30 FT TO BEG OF 695 FT RAD C TO L TH ALG ARC OF SD CURVE THRU CENTRAL ANGLE OF 01 DEG 05 MIN 59 SEC ARC DIST OF 13.34 FT TO N LI THEREOF TH S 88 DEG 04 MIN 15 SEC E 35.14 FT TO POB APPROVED SEG BY P CO PLANNING 1/26/09 OUT OF 1-005 SEG 2009-0752 JU 6/16/09JU FORMERLY TCO 27-826

### Property Details

**Parcel Number** 0520071008  
**Site Address** 2120 LAKELAND HILLS WAY  
**Account Type** Real Property  
**Category** Land and Improvements  
**Assessment Use Code** 4800-UTILITIES

### Taxpayer Details

**Taxpayer Name** PUGET SOUND ENERGY/ELEC  
**Mailing Address** PO BOX 97034  
 BELLEVUE, WA  
 98009-9734

### Appraisal Details

**Neighborhood** 506 / 959  
**Value Area** PI6  
**Appr Acct Type** Commercial  
**Business Name**  
**Last Inspection** 03/05/2019-Physical Inspection  
**Appraisal Area** 5

### Related Parcels

**Group Account Number** n/a  
**Located On** n/a  
**Associated Parcels** n/a

### Assessed Value

<b>Value Year</b>	2023	<b>Assessed Total</b>	394,500
<b>Tax Year</b>	2024	<b>Assessed Land</b>	387,700
<b>Taxable Value</b>	0	<b>Assessed Improvements</b>	6,800
<b>Tax Code Area</b>	397	<b>Current Use Land</b>	0
<b>Tax Code Area Rate</b>	0	<b>Personal Property</b>	0
<b>Notice of Value Mailing Date</b>	06/23/2023		

### Assessment Details

2023 Values for 2024 Tax  
**Taxable Value** \$0  
**Assessed Value** \$394,500

### Tax Amounts Due

Tax Year	Minimum Due	Total Due
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>

### Property Tax Exemptions

<b>Tax Year</b>	2024
<b>Type</b>	Public Utility - Power
<b>Expiration Date</b>	n/a
<b>Tax Year</b>	2023
<b>Type</b>	Public Utility - Power
<b>Expiration Date</b>	n/a

### Land Details

<b>Land Economic Area</b>	2056
<b>RTSQQ</b>	05-20-07-11
<b>Value Area</b>	PI6
<b>Neighborhood</b>	506 / 959
<b>Square Footage</b>	2,244,211
<b>Acres</b>	51.52
<b>Front Foot</b>	0
<b>Electric</b>	Power Available
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Available

## Building 1 Details

### General Characteristics

Property Type	Commercial
Condition	Average
Quality	Average
Neighborhood	506
Occupancy	Agricultural
Square Feet	950
Net Square Feet	950
Attached Garage Square Feet	0
Detached Garage Square Feet	0
Carport Square Feet	0
Finished Attic Square Feet	0
Total Basement Square Feet	0
Finished Basement Square Feet	0
Basement Garage Door	0
Fireplaces	0

### Built-As

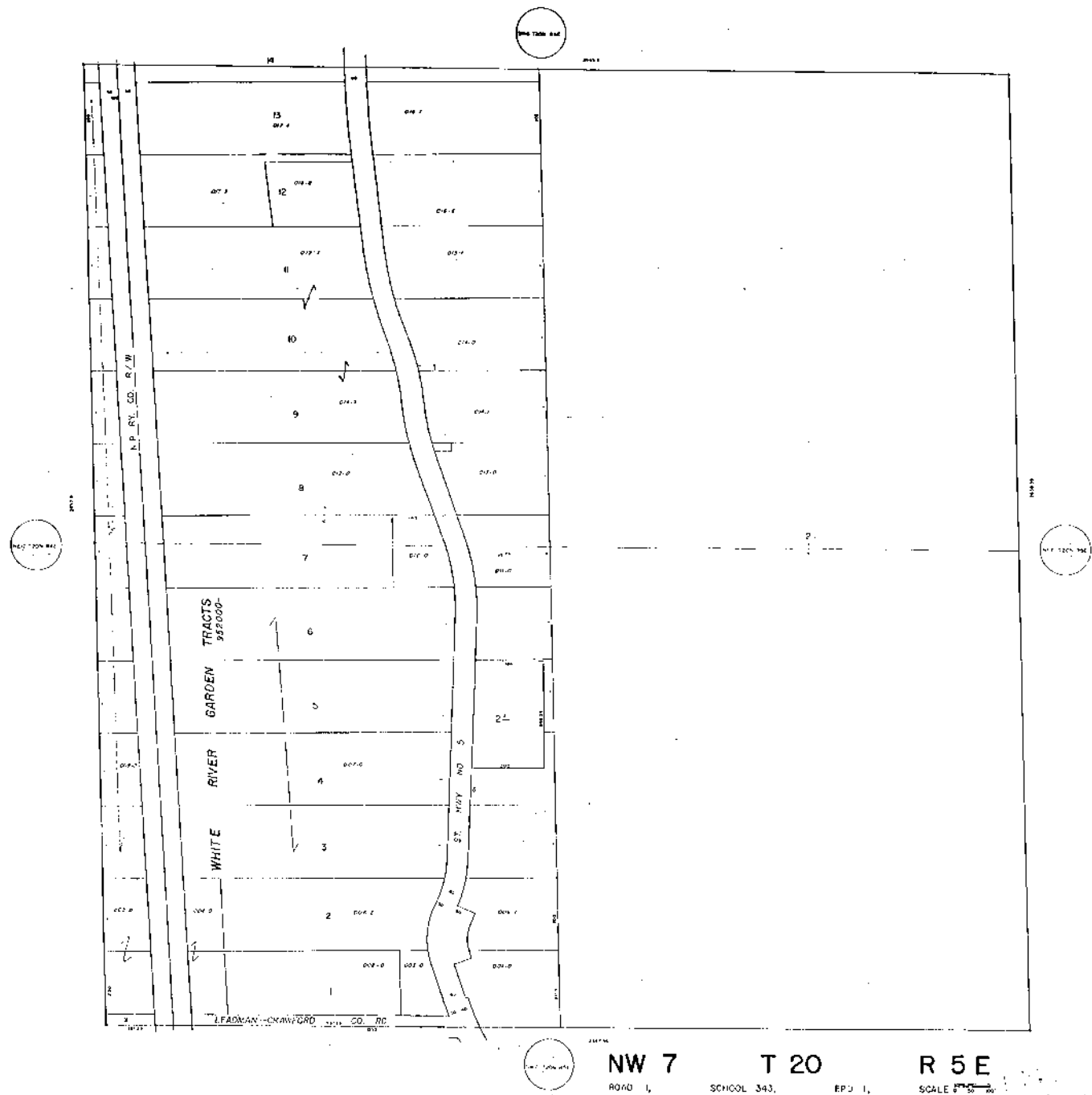
DESCRIPTION	Equipment Building
YEAR BUILT	1965
ADJUSTED YEAR BUILT	1965
SQUARE FEET	950
STORIES	1
BEDROOMS	0
BATHROOMS	0
EXTERIOR	n/a
CLASS	Wood Frame
ROOF	n/a
HVAC	None
UNITS	1
SPRINKLER SQUARE FEET	0

### Sales History

Sorry, no sales available for display

### Map





NW 7

T 20

R 5 E

ROAD 1,

SCHOOL 343,

EPU 1,

SCALE 1/4"



# BUILDING PERMIT

PERMIT NO.: BLD2005-00024  
 APPLIED: 2/2/2005  
 ISSUED: 2/25/2005  
 EXPIRES: 8/25/2005

SITE ADDRESS: 1706 EAST VALLEY HIGHWAY  
 ASSESSOR'S PARCEL NO.: 9520000174  
 PROJECT DESCRIPTION: DEMOLITION OF DUPLEX

<u>OWNER/APPLICANT</u> PETERSEN BROTHERS 2008 EAST VALLEY HWY SUMNER WA 98390	<u>CONTRACTOR</u>
--	-------------------

TYPE OF WORK: **DEM**  
 TYPE OF USE: **MF**  
 CENSUS CATEGORY:  
 ZONING:

Occupancy Groups

- |    |    |
|----|----|
| 1: | 2: |
| 3: | 4: |

Construction Types

- |    |    |
|----|----|
| 1: | 2: |
| 3: | 4: |

AREA

LOT:	0 sf
1ST FLR:	0 sf
2ND FLR:	0 sf
BATHROOMS:	0 sf
GAR/CARPORT:	0 sf
BEDROOMS:	0 sf

NUMBER OF UNITS:	0
STORIES:	0
FIREPLACES:	0 ft

VALUE: \$2000.00

REQUIRED SETBACKS:

FRONT:	0 ft
SIDE 1:	0 ft
SIDE 2:	0 ft
REAR:	0 ft

MANUFACTURED HM

MAKE:	0
MODEL:	0
YEAR:	0
SIZE:	0 sf

FEES			
Type	By	Date	Amount
SBCF	VLP	05-02-25	\$4.50
PRMT	RDF	05-02-25	\$69.25
FIRE	VLP	05-02-25	\$24.24
<b>Total:</b>			<b>\$97.99</b>

NOTES:

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I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit.

Issued by \_\_\_\_\_

*Walter Petersen*  
 Applicant or Owner's Signature





# BUILDING PERMIT

PERMIT NO.: BLD2005-00024  
APPLIED: 2/2/2005  
ISSUED: 2/25/2005  
EXPIRES: 8/25/2005

## CONDITIONS OF APPROVAL:

- 1 House Demolition (Duplex) at 1706 E Valley Hwy. BLD2005-00024
    1. Provide a minimum 4A:10B:C rated fire extinguisher on site.
    2. Combustible waste material, trash and rubbish shall not be burned on site.
    3. Accumulations of such material shall be removed from the site as often as necessary to minimize the hazards therefrom.
    4. \*Underground or above ground flammable/combustible liquid storage tanks and associated piping shall be properly removed or safeguarded in accordance with 3404.2.13.1.3 of the 2003 International Fire Code. \*Separate permit and submittal will be required.
    5. This project shall comply with the Sumner Municipal Code, the 2003 International Fire Code and the set standards of Sumner as established by the Fire Chief. (NFPA)
    6. Fire related questions shall be directed to Deputy Fire Marshal Paul Brockwell.  
Phone: 253-299-5563. E-mail: paulb@ci.sumner.wa.us
- NOTE:** Approval does not relieve the contractor/owner from complying with all applicable fire codes and requirements, nor does it abrogate the requirements of other authorities having jurisdiction.

**24 Hour Notice Required For All Inspections**

\_\_\_\_\_  
Applicant or Owner's Signature



# BUILDING PERMIT

PERMIT NO.: BLD2005-00025  
 APPLIED: 2/2/2005  
 ISSUED: 2/25/2005  
 EXPIRES: 8/25/2005

SITE ADDRESS: 1704 EAST VALLEY HIGHWAY  
 ASSESSOR'S PARCEL NO.: 4146196600  
 PROJECT DESCRIPTION: DEMOLITION OF MOBILE HOME

<u>OWNER/APPLICANT</u> PETERSEN BROTHERS 2008 EAST VALLEY HWY SUMNER WA 98390	<u>CONTRACTOR</u>
--	-------------------

TYPE OF WORK: **DEM**  
 TYPE OF USE: **MH**  
 CENSUS CATEGORY:  
 ZONING:

Occupancy Groups	
1:	2:
3:	4:
Construction Types	
1:	2:
3:	4:

AREA	
LOT:	0 sf
1ST FLR:	0 sf
2ND FLR:	0 sf
BATHROOMS:	0 sf
GAR/CARPORT:	0 sf
BEDROOMS:	0 sf

NUMBER OF UNITS:	0
STORIES:	0
FIREPLACES:	0 ft

VALUE: \$2000.00

REQUIRED SETBACKS:	
FRONT:	0 ft
SIDE 1:	0 ft
SIDE 2:	0 ft
REAR:	0 ft

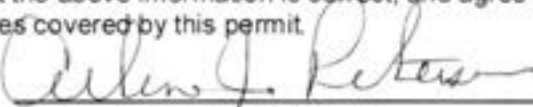
MANUFACTURED HM	
MAKE:	0
MODEL:	0
YEAR:	0
SIZE:	0 sf

FEES			
Type	By	Date	Amount
SBCF	VLP	05-02-25	\$4.50
PRMT	RDF	05-02-25	\$69.25
FIRE	VLP	05-02-25	\$24.24
<b>Total:</b>			<b>\$97.99</b>

NOTES:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit.

Issued by \_\_\_\_\_

  
 Applicant or Owner's Signature



# BUILDING PERMIT

PERMIT NO.: BLD2005-00025  
APPLIED: 2/2/2005  
ISSUED: 2/25/2005  
EXPIRES: 8/25/2005

## CONDITIONS OF APPROVAL:

- 1 House Demolition (Mobile) at 1704 E Valley Hwy. BLD2005-00025
    1. Provide a minimum 4A:10B:C rated fire extinguisher on site.
    2. Combustible waste material, trash and rubbish shall not be burned on site.
    3. Accumulations of such material shall be removed from the site as often as necessary to minimize the hazards therefrom.
    4. \*Underground or above ground flammable/combustible liquid storage tanks and associated piping shall be properly removed or safeguarded in accordance with 3404.2.13.1.3 of the 2003 International Fire Code. \*Separate permit and submittal will be required.
    5. This project shall comply with the Sumner Municipal Code, the 2003 International Fire Code and the set standards of Sumner as established by the Fire Chief. (NFPA)
    6. Fire related questions shall be directed to Deputy Fire Marshal Paul Brockwell.  
Phone: 253-299-5563. E-mail: paulb@ci.sumner.wa.us
- NOTE: Approval does not relieve the contractor/owner from complying with all applicable fire codes and requirements, nor does it abrogate the requirements of other authorities having jurisdiction.

**24 Hour Notice Required For All Inspections**

\_\_\_\_\_  
Applicant or Owner's Signature



# BUILDING PERMIT

PERMIT NO.: BLD2005-00023  
 APPLIED: 2/2/2005  
 ISSUED: 2/25/2005  
 EXPIRES: 8/25/2005

SITE ADDRESS: 1702 EAST VALLEY HIGHWAY  
 ASSESSOR'S PARCEL NO.: 9520000168  
 PROJECT DESCRIPTION: DEMOLITION OF SHOP

<u>OWNER/APPLICANT</u>  PETERSEN BROTHERS 2008 EAST VALLEY HWY SUMNER WA 98390	<u>CONTRACTOR</u>
--	-------------------

TYPE OF WORK: **DEM**  
 TYPE OF USE: **COM**  
 CENSUS CATEGORY:  
 ZONING:

Occupancy Groups	
1:	2:
3:	4:
Construction Types	
1:	2:
3:	4:

AREA	
LOT:	0 sf
1ST FLR:	0 sf
2ND FLR:	0 sf
BATHROOMS:	0 sf
GAR/CARPORT:	0 sf
BEDROOMS:	0 sf

NUMBER OF UNITS:	0
STORIES:	0
FIREPLACES:	0 ft

VALUE: \$2000.00

REQUIRED SETBACKS:	
FRONT:	0 ft
SIDE 1:	0 ft
SIDE 2:	0 ft
REAR:	0 ft

MANUFACTURED HM	
MAKE:	0
MODEL:	0
YEAR:	0
SIZE:	0 sf

FEES			
Type	By	Date	Amount
SBCF	VLP	05-02-25	\$4.50
PRMT	RDF	05-02-25	\$69.25
FIRE	VLP	05-02-25	\$24.24
<b>Total:</b>			<b>\$97.99</b>

NOTES:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby acknowledge that I have read this permit and state that the above information is correct, and agree to comply with all ordinances and state and federal laws regulating activities covered by this permit.

Issued by \_\_\_\_\_

  
 Applicant or Owner's Signature



# BUILDING PERMIT

PERMIT NO.: BLD2005-00023  
APPLIED: 2/2/2005  
ISSUED: 2/25/2005  
EXPIRES: 8/25/2005

## CONDITIONS OF APPROVAL:

- 1 Demolition (Shop) at 1702 E Valley Hwy. BLD2005-00023
  1. Provide a minimum 4A:10B:C rated fire extinguisher on site.
  2. Combustible waste material, trash and rubbish shall not be burned on site.
  3. Accumulations of such material shall be removed from the site as often as necessary to minimize the hazards therefrom.
  4. \*Underground or above ground flammable/combustible liquid storage tanks and associated piping shall be properly removed or safeguarded in accordance with 3404.2.13.1.3 of the 2003 International Fire Code. \*Separate permit and submittal will be required.
  5. This project shall comply with the Sumner Municipal Code, the 2003 International Fire Code and the set standards of Sumner as established by the Fire Chief. (NFPA)
  6. Fire related questions shall be directed to Deputy Fire Marshal Paul Brockwell.  
Phone: 253-299-5563. E-mail: paulb@ci.sumner.wa.us

NOTE: Approval does not relieve the contractor/owner from complying with all applicable fire codes and requirements, nor does it abrogate the requirements of other authorities having jurisdiction.

**24 Hour Notice Required For All Inspections**

\_\_\_\_\_  
Applicant or Owner's Signature



Tel (253) 863-8136  
(253) 833-2544  
Fax (253) 863-5951

PETERB1187NZ

www.petersenbrothers.com  
2008 East Valley Hwy  
Sumner WA 98390

February 25, 2005

City of Sumner  
1104 Maple Street  
Sumner, WA 98390

RE: Demolition of Shop, Mobile Home and Duplex

Case Activity Listing

Case #BLD2005-00023 ✓  
Case #BLD2005-00024 ✓  
Case #BLD2005-00025

Attached:

Site Plan Showing the well  
Site Plan Showing the water lines

We are requesting Permits for Demolition of Building on site. The site to be used for Parking Lot.

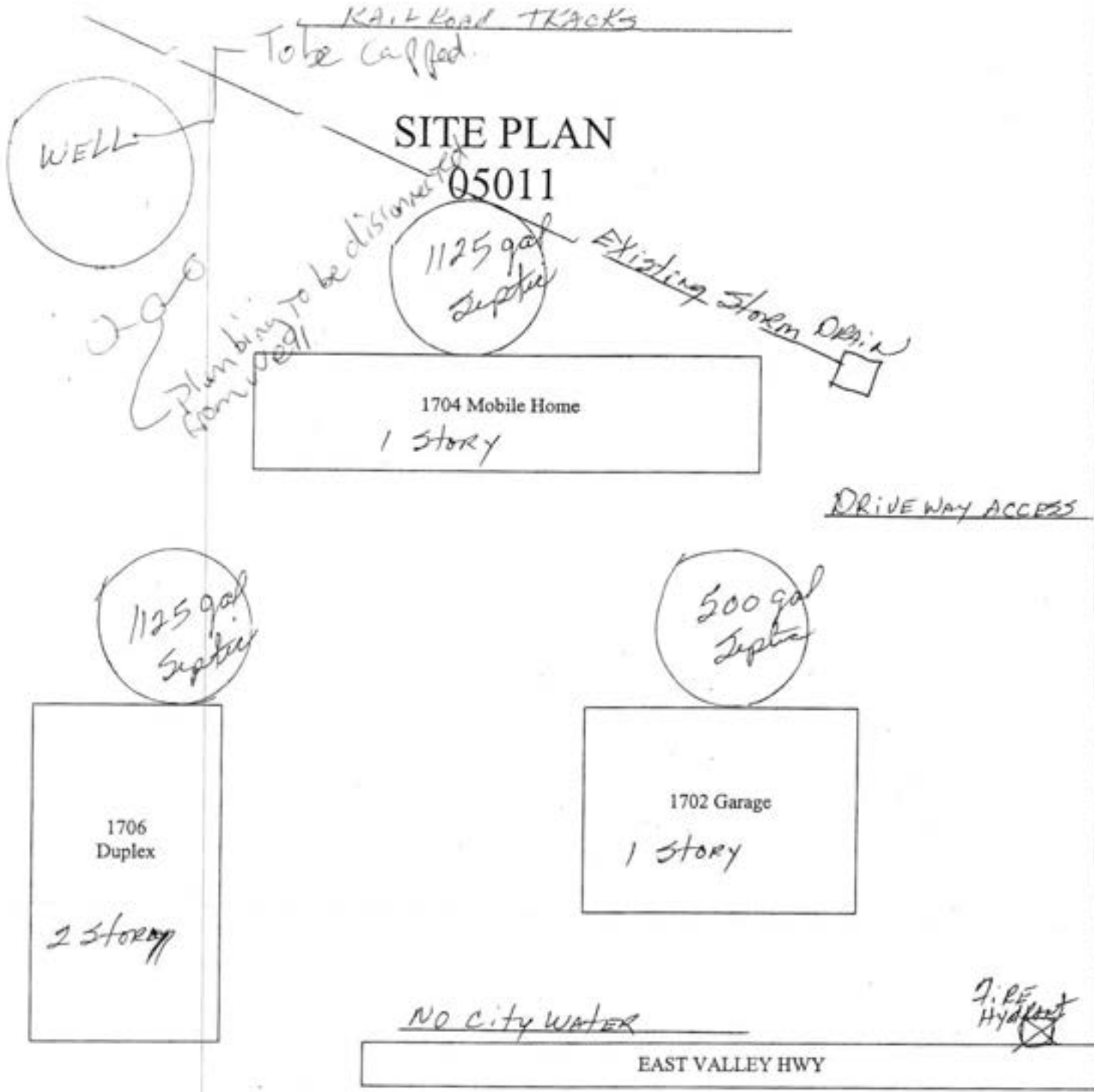
Sincerely,

Arlene J. Petersen  
President

AJP/gmd  
encl

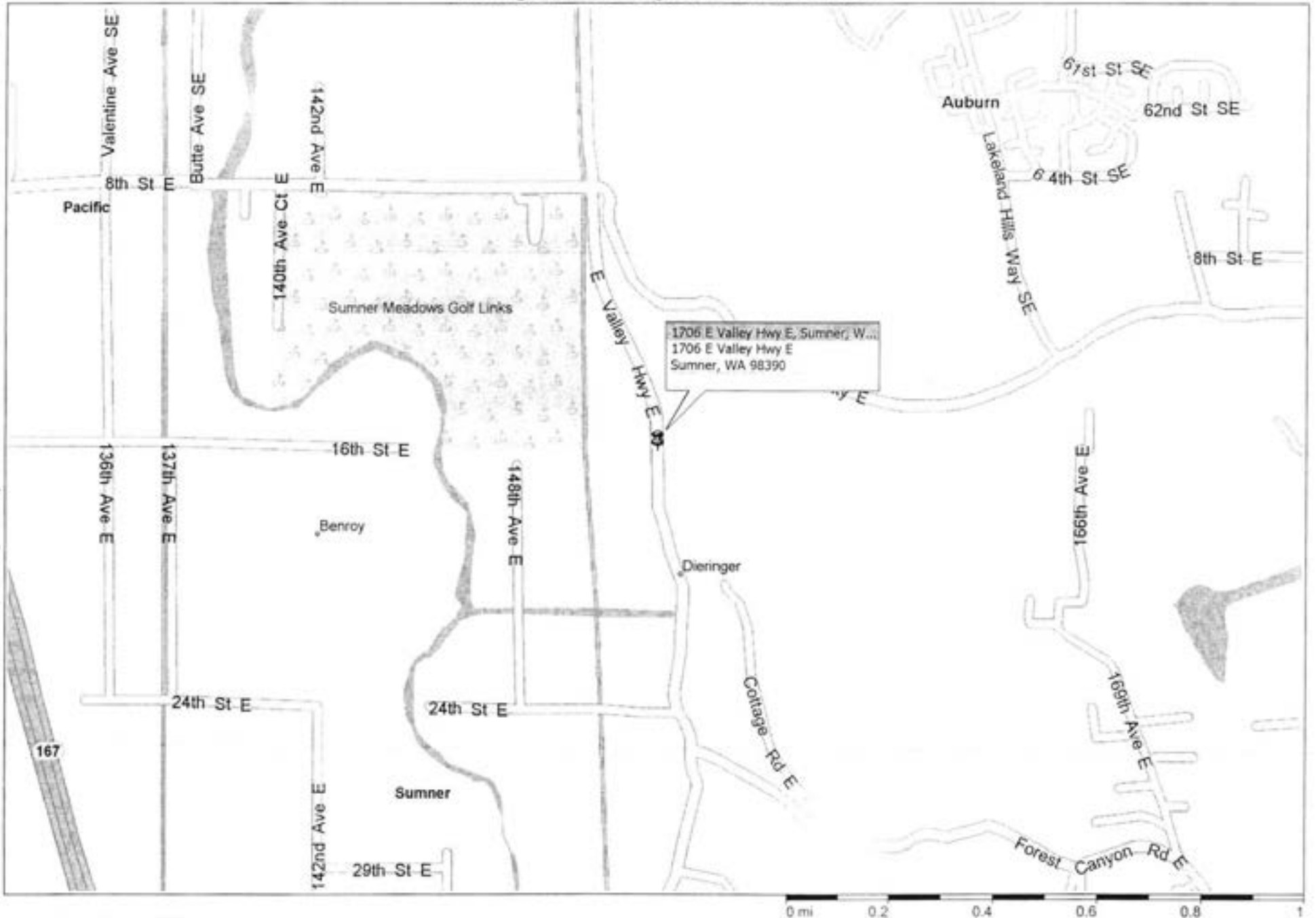
DORRINGER  
Gym

Lot 11



Lot 13  
PRIVATE DRIVEWAY OWNED BY PETERSEN

# Dieringer, Washington, United States







# Septic/Pump Tank Decommissioning

Tacoma-Pierce County Health Department  
3629 South D Street, MS 016  
Tacoma, WA 98418-6813  
(253) 798-6470

---

## Abandonment Purpose:

To assure on-site sewage systems are properly abandoned to minimize potential health and safety hazards.

## Abandonment Regulations:

Washington State Department of Health Rules and Regulations WAC 246-272-18501 and Tacoma-Pierce County Board of Health On-Site Sewage Regulations Section 11:

1. Persons permanently removing a septic tank, sewage pit, cesspool, or other container from service shall:
  - A. have the septage removed by an approved pumper;
  - B. remove or destroy the lid; and
  - C. fill the void with soil.
  - D. the Department must be notified in writing that abandonment has been completed. *See letter 1-18-05*

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## PROCESS:

### To connect to public sewer

1. Complete plan review application (if required) at the appropriate sewer utility, obtain a sewer application number (if applicable);
2. Complete and submit TPCHD Septic/Pump Tank Decommissioning Certification;
3. Upon TPCHD approval of decommissioning certification, the sewer utility will be provided a copy of the approved decommissioning certification and the sewer permit will be issued. At that point sewer connection can commence.

### To abandon and replace a septic/pump tank:

1. Complete Septic/Pump Tank Decommissioning Certification at TPCHD (fee will be waived). Attach certification to parent OSS application
2. Submit remodel/repair application for new system.

---

## Submittal package should include the following:

1. Completed Septic/Pump Tank Decommissioning Certification
2. Fee
3. Site Plan and Decommissioning Documentation from Certified Installation/Pumping Company
4. Sewer Application Permit # or Parent OSS Application

F:\LIBSHARE\SRC\PRO\O&M\FORMS\Tank Decom Handout.doc Rev 5/01

Mac's Septic Service, Inc.  
P.O. Box 1154  
Puyallup, WA 98371  
Phone (253) 845-9517  
Fax (253)845-9518

January 14, 2005

Re: 1702 E. Valley Hwy,  
Sumner, WA 98390

Service Date: January 13, 2005

Abandonment

We Mac's Septic Service Inc. pumped out one 500 gallon septic tank and two 1125 gallon septic tanks from the above address on the above service date. We serviced these septic tanks for the abandonment of these tanks.

  
Keith J. Shotwell  
President/ Treasurer

1706 E Valley  
1706 12702010 stream  
4146194600

12 201604

052007 NW

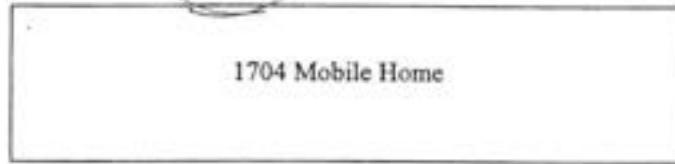
SITE PLAN  
05011

1125 gal

9520000173

12 702039

22 ESU

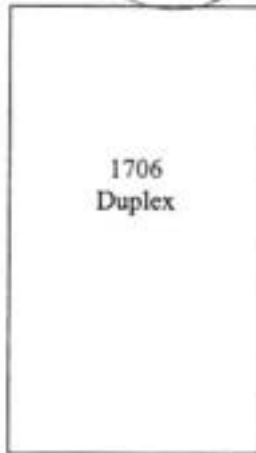


1704 Mobile Home

1125 gal

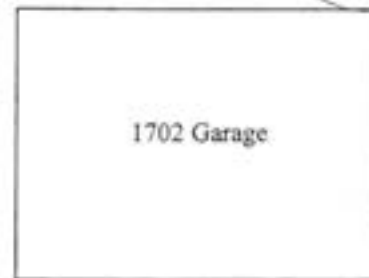
12 702010  
9 ESU

500 gal



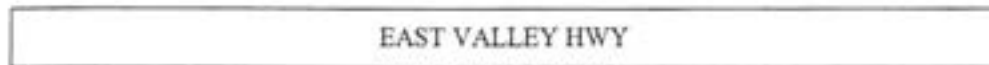
1706  
Duplex

174



1702 Garage

168



EAST VALLEY HWY

RTSO 520.7.2

PARCEL NO. 952000-016-11 Sheet 1 of 1

899

Sketched by Gak

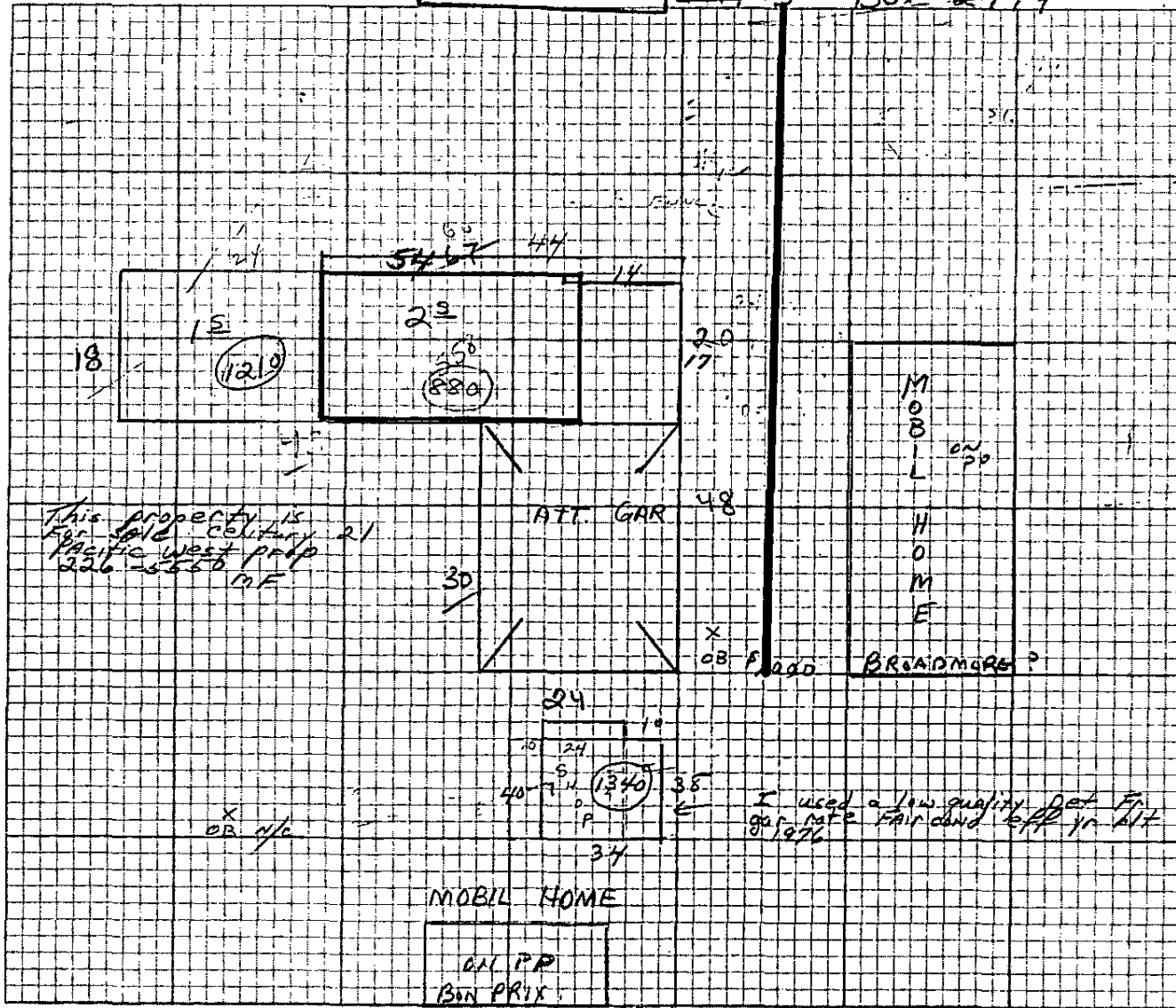
YR. Built 1976 Remodeled

2-19-87 VC (\*) MFP-02-24-92 ✓ owner.

ADDRESS

1706 EAST VALLEY HWY E.

RT. 3 BOX 2779



OWNER'S Notes  
 \* MR KIPLINGER ALLOWED ME TO MEASURE 2 1/2 BLOG - NOTHING ELSE - ANSWERED NO QUESTIONS - XC "ALL BUILDINGS ON SMALL PIECE OF LAND". - ORDERED ME OFF PROPERTY

ALL BUILDINGS APPEAR PARTLY REMODELLED - OLD, UPPER STORY - IS OCCUPIED BOTH MKS APPEAR INHABITED LEFT ALL VALUES AS IS,

LAND - 1 SFD + 2 MN'S  
 18000 B/m FOR 1 AC VACANT  
 17500 - (3X 3500) Imps  
 25500 - 1 AC with 3 DWELLINGS

SUMMER DIERENGER HWY

\* The owner of this property is one unhappy camper.

This should be com property.

I removed the -25% Func adj for the % comp The dwelling appeared to be completed I remeasured the house & Det Fr Gar

ROOF	camp
FLOOR	slab/carpets
PLUMB	5?
F.P.	1-2 sty doub
HEAT	FR
O.F.	---
BLT-IN	---
O.B.	106000



RH  
R

CITY RECEIVED  
JAN 25 2005

# City Of Sumner Permit Application



mobile - BLD2005-00025  
SHOP - BLD2005-00023  
Duplex - BLD 2005-00024

<input type="checkbox"/>	<u>Construction</u>
<input type="checkbox"/>	<u>Land Use</u>

Permit Number

General Instructions: This form is intended to be used as an application for both construction and land use permits. Applicants must provide all applicable information. Those applications which establish the use of the property and apply for a construction permit shall supply all of the information noted below. Applications that are incomplete will not be processed.

Project Address  1702 E. VALLEY HIGHWAY SHOP 1704 E. VALLEY HWY MOBILE HOME  
 1706 E. VALLEY HIGHWAY DUPLEX

Legal Description MOBIL R41461-96600 R9520000173 SHOP H9520000168  
DUPLEX R9520000174  
Parcel # / Rge, Twn, Qtr. Subdivision, lot #

Property Owner GARY & ARLENE PETERSEN 2008 EAST VALLEY HIGHWAY SUMNER 98390  
Name Address

253 863-8136, 253-863-5951 253-380-5111 arlene@petersenbrothers.com  
Phone FAX email mobile

Prime Contractor PETERSEN BROTHERS INC. 2008 EAST VALLEY HIGHWAY SUMNER, WN 98390  
Name Address

253-863-8136 253-863-5951 arlene@petersenbrothers.com 253-380-5111  
Phone FAX email mobile

Contractors License XXXXXXXXXXXX, CC01 PETERBI187NZ Expiration Date 11-1-2005

Use Valuation

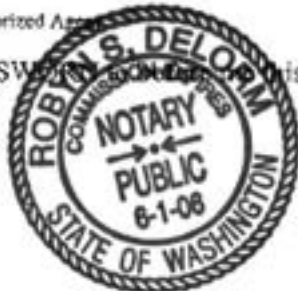
Contact Person ARLENE J. PETERSEN 2008 EAST VALLEY HIGHWAY SUMNER, WN 98390  
Name Address

253-863-8136 253-863-5951 arlene@petersenbrothers.com 253-380-5111  
Phone FAX email mobile

Project Description  
demolition of shop, mobil home, duplex

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND ALL IS SAID TO BE TRUE UNDER PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON. ALL PROVISIONS OF THE LAWS AND ORDINANCE GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEIRIN OR NOT.

Signature of Owner or Authorized Agent  
SUBSCRIBE AND SWORN TO this



17 Day of JANUARY 20<sup>05</sup>  
*Robyn S. DeLorm*

Printed Name: ROBYN S. DELORM  
NOTARY PUBLIC in and for the State  
Washington, residing at WASHINGTON  
My Commission Expires: 8-1-08

DEMOLITION REVIEW CHECKLIST

1. State the exact location and/or address of the structure(s) proposed to be demolished: 1702 E. VALLEY HIGHWAY SHOP  
1704 E. VALLEY HWY MOBIL HOME 1706 E. VALLEY HWY DUPLEX  
 Parcel No. R9520000168 R41461-96600 R41461-96600

	<u>YES</u>	<u>NO</u>
2. Approximate date when structure was built: <u>1970</u> ; is it likely the structure contains asbestos or other hazardous building materials?	<u>X</u>	<u>      </u>
3. Is it likely that the proposed structure demolition/removal will affect pedestrian safety? <span style="margin-left: 20px;">SEE ATTACHED REPORTS</span>	<u>      </u>	<u>X</u>
4. Is/are the proposed structure(s) to be demolished:		
- an office, school, commercial, recreational, service or storage building with more than 4,000 square feet of gross floor area?	<u>      </u>	<u>X</u>
- residential structures of more than four dwelling units?	<u>      </u>	<u>X</u>
- a barn, loafing shed, farm equipment, storage building, produce storage or parking structure or similar agricultural building with more than 10,000 square feet?	<u>      </u>	<u>X</u>
- a minor structure other than bus stops, shelters or access facilities?	<u>X</u>	<u>X</u>
- a commercial sign other than an on-premise sign?	<u>      </u>	<u>X</u>
- likely to have historic significance?	<u>      </u>	<u>X</u>
5. State any known future plans for the site: <u>TRUCK PARKING AND OTHERS</u> <u>BACKFILLING EXISTING FOUNDATION</u>		
6. State exact location of site where demolition debris will be disposed of: <u>PUYALLUP LAND FILL</u>		



## NOTES TO APPLICANT:

1. The issuance of a demolition permit should not be construed as approval of any future site development.
2. It is the applicant's responsibility to determine whether asbestos is present in the structure prior to its demolition. If it is determined that asbestos is present the applicant should contact the State Department of Labor and Industries Industrial Safety and Health Division, Tacoma, Washington at 593-2926 to determine property removal and disposal techniques and the Puget Sound Air Pollution Control Agency in Seattle at 344-7730 for permitting prior to asbestos removal or encapsulation. It is unlawful to remove asbestos without such prior notification.

Certification: I hereby state that I am the owner of the property listed above, and certify that all information contained above and in exhibits hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this checklist may require additional supporting material upon request of City staff.

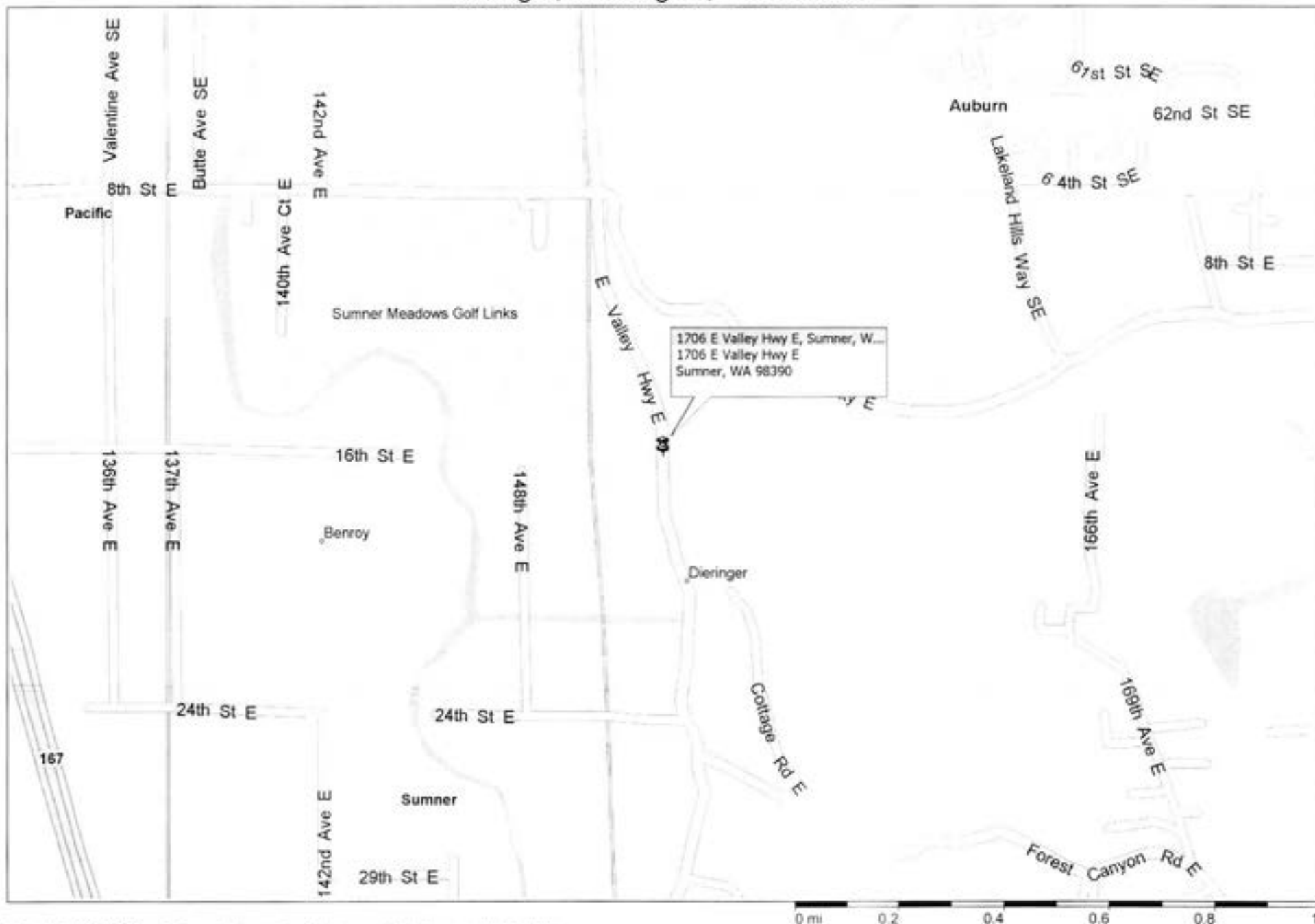
Signature of Owner:



Date:

1-17-05

# Dieringer, Washington, United States



200501230  
Agency Use Only



110 Union Street, Suite 500  
Seattle, WA 98101-2038  
www.pscleanair.org

PSAIR JAN 7 2005

NOTICE OF INTENT

Agency Use Only

A. Project Type: 1.  Friable Asbestos Removal 2.  Friable Asbestos Removal & Demolition 3.  Demolition Only

B. Property Owner: Gary Peterson Phone: 253-863-8136  
Mailing Address: 2008 East Valley Hwy City: Sumner State WA Zip: 98399

C. Asbestos Contractor: F.S. & GS. Services, Inc. Owner/CEO: Gordon L. Williams  
Mailing Address: 16214 - 57<sup>th</sup> Ave. E. Suite A. Phone: 253-548-1011 Contractor Job No.:  
City: Puyallup State: WA Zip: 98375 Fax: 253-536-8488 05016

D. Site Address: 1702, 1704, 1706 East Valley Hwy City: Sumner Zip: 98399  
Site Manager: Local Phone:

E.  Asbestos Survey or  Mat'l Presumed No. of Structures: 3 Date of Asbestos Survey: 1-4-05  
Was Friable Asbestos Identified?  Yes  No  
Was Nonfriable Asbestos Identified?  Yes  No  
Attach a copy of the survey when friable asbestos has not been identified.  
AHERA Building Inspector: Charlie Jobc Certification #: 04-2821 Exp. Date: 6-30-05

An AHERA Survey is required before all demolition projects

F. Demolition Information: Start Date: 1-21-05 No. of Structures: 3  
1.  Training Fire (List Fire Dept.)  
2.  Ordered Demolition (attach copy of Order)  
Demolition Contractor: Peterson Brothers Will nonfriable asbestos be left in place during demo?  Yes  No  
If yes, list type and qty.

G. Friable Asbestos Project Information: Start Date: 1-17-05 Completion Date: 2-15-05  
Work Days:  M  T  W  Th  F  Sa  Su  
Hours: 8 am - 4 pm  
Total Qty. to be Removed: Linear Ft. 930 Square Ft. Will all friable asbestos materials be removed?  Yes  No  
 Boiler/Furnace Insulation.  Duct Insulation.  Pipe Insulation.  Fireproofing  Paints  Plaster  Textured Coatings  
 Cement Bd.  Cement Pipe  Friable Flooring  Friable Roofing Material Other: VAF

H. Asbestos/Demolition Project Categories:		Notification Period	Project Fee	Demolition Surcharge
1. Single-Family Residence:		A. Prior Notice	A. \$25	
A. <input type="checkbox"/> Asbestos Removal Project Only		B. 10 Days*	B. \$50	
B. <input type="checkbox"/> Demolition Project (with or without asbestos removal project) *(Asbestos removal can begin upon notification; demolition must wait 10 days)				
Note: If the single family residence is owned by one family who has been or will be using the residence as their domicile, the above boxes 1A or 1B may be checked. A single family residence does not include rental property, multi-family units, or any mixed-use building.				
2. <input type="checkbox"/> All Other Demolitions With No Asbestos Removal or Nonfriable Asbestos only		10 Days		\$200
Friable Asbestos Projects (other than Single Family Residence):		Asbestos	Demo	
3. <input type="checkbox"/> ≥ 10 - 259 linear feet and/or ≥ 48 - 159 square feet of asbestos		Prior Notice	10 Days	\$100 \$100
4. <input checked="" type="checkbox"/> 260 - 999 linear feet and/or 160 - 4,999 square feet of asbestos		10 Days		<del>\$200</del> <del>\$100</del>
5. <input type="checkbox"/> >1,000 linear feet and/or >5,000 square feet of asbestos		10 Days		\$750 \$250
6. <input type="checkbox"/> Emergency Asbestos Project or <input type="checkbox"/> Emergency Demolition Project (Single-Family Residences are exempt from emergency fee; however, property owners must provide a written emergency request)		Prior Notice		Twice Project Fee

I. I certify that the information contained in this notification & supplemental data is, to the best of my knowledge, accurate & complete.  
Signature: Wanda A. Adams Representing: F.S. & GS. Services, Inc. Date: 1-7-05  
Agency Use Only  
Reviewed By: [Signature]  
1/7/05

FAXED 1-705 2:51 pm

The Puget Sound Clean Air Agency requires advance notification before any person commences a friable asbestos project involving materials equal to or greater in size than 10 linear feet or 48 square feet and for all demolition projects (regardless of asbestos content) involving structures with a projected roof area greater than 120 square feet (Regulation III, Article 4). All asbestos removal and demolition notifications must be submitted to the Agency on current Agency forms. Asbestos removal and demolition projects involving materials and structures below the notification threshold are still subject to all other requirements of Regulation III, Article 4.

After receiving a complete notification with the appropriate project fee, the Agency will review the form and return a copy to the asbestos and demolition contractor by mail. The returned copy will be your validated notification.

<b>J. Demolition</b>				<i>PLEASE PRINT CLEARLY. THIS WILL BE YOUR RETURN MAILING LABEL.</i>	
Contractor: Petersen Brothers		Owner/CEO:			
Mailing Address: 2008 East Valley Hwy		Phone: 253-863-8136		Contractor's Job #:	
City: Sumner	State: WA	Zip: 98390	Fax:		

### GUIDELINES FOR SUBMITTING AN ASBESTOS/DEMOLITION NOTIFICATION

**Step 1.** Check the appropriate project type in **Box A**. Friable asbestos includes popcorn ceiling material, sheet vinyl flooring, cement asbestos board siding, and duct insulation. Nonfriable asbestos is normally found in vinyl floor tiles, window putty and most roofing materials.

**Step 2.** Enter property owner information in **Box B**.

**Step 3.** Enter the asbestos contractor or property owner information, if the property owner is conducting a single-family residential project, in **Box C**. Print clearly this is your return mailing label.

**Step 4.** Enter the site address for all notifications in **Box D**. For multi-structure projects, attach supplemental sheet with a site map (include an address for each site) and a list of the type and amount of friable asbestos to be removed from each structure.

**Step 5.** Check either asbestos survey or material presumed in **Box E**. All demolitions require that an Asbestos Hazard Emergency Response Act (AHERA) asbestos survey be conducted by a certified AHERA building Inspector. Attach a copy of the survey to the notification of a demolition project when only nonfriable asbestos or no asbestos is identified on the survey.

**Step 6.** Enter the project information in **Box F**, and check the training fire or ordered demolition box if appropriate (a copy of the official order must be attached). All asbestos must be removed prior to conducting a training fire. Additional training fire requirements are contained in Regulation I, Section 8.08. If any nonfriable asbestos materials will be left in place during demolition, check yes and list the type and quantity of material.

**Step 7.** Enter asbestos project information in **Box G**. List types of friable asbestos material to be removed: surfacing material such as popcorn ceilings or plaster, sheet vinyl flooring, duct and pipe insulation, cement asbestos board siding or pipe, etc.

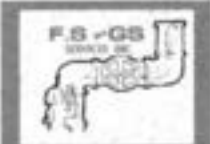
**Step 8.** For **Single-Family Residential** projects; check **BOX H1A** for renovation projects, **BOX H1B** for demolition projects with or without asbestos removal. Asbestos removal may be conducted after a complete notification is received, but demolition activities can only begin on the 10<sup>th</sup> day after the notification is received. *Note: If the single family residence is owned by one family who has been or will be using the residence as their domicile, boxes 1A or 1B may be checked. A single family residence does not include rental property, multi-family units, or any mixed-use building.*

For **Commercial asbestos projects (or projects that do not qualify as Single Family Residential)**; check the project category H2 - 5 that matches the amount of friable asbestos that will be removed. If a demolition is involved, include the appropriate surcharge (additional fee) in your payment. To file for an emergency asbestos or demolition project, check the appropriate box 1 - 5 and the applicable emergency box in H6. All emergency requests must be accompanied by a letter from the property owner demonstrating the need to conduct the project immediately in accordance with the requirements in Regulation III, Section 4.03 (c).

**Step 9.** Please certify the accuracy and completeness of the information provided by signing the notification in **Box I**.

Mandatory amendments to the notification are required for changes that increase the project category, change the types of asbestos materials to be removed and changes to start date, completion date and work schedule for asbestos projects. No fee is required for work schedule changes if the contractor is participating in the Agency work schedule fax program. A \$25.00 processing fee is required for all amendments.

Puget Sound Clean Air Agency asbestos regulations and forms can downloaded from the Agency web page at [www.pscleanair.org](http://www.pscleanair.org). For technical assistance contact (206) 689-4058 and for administrative inquiries contact (206) 689-4090.



**F.S. & GS. Services, Inc.**  
16214 57<sup>th</sup> Ave E. Suite A  
Puyallup, WA 98375  
Phone: 253-548-1011 Fax: 253-536-8488



## **ASBESTOS GOOD FAITH SURVEY**

**JOB # 05011**

**1704 East Valley Highway East  
Sumner, WA 98390**

for

**Gary Petersen  
1704 East Valley Highway East  
Sumner, WA 98390**

Prepared by

**Charlie Jobe**

**TYPE FACILITY:**  
Mobile Home and Shop

**ADDRESS:**  
1704 East Valley Highway East  
Sumner, WA 98390

◆ **INTENT OF SURVEY:**

The intent was to identify immediate or potential asbestos health hazards for building renovation or demolition. Sampling was done on all accessible suspect building materials.

◆ **DESCRIPTION OF BUILDING:**

I surveyed a double wide mobile home, a 2-story duplex and an automotive repair garage on 1-4-05. The double-wide mobile has carpet and sheet vinyl flooring. The walls are gypsum wall board covered with paneling. 3-tab composition roofing. The duplex is a standard wood built building with gypsum wall board. There is popcorn ceiling under the drop ceiling downstairs. Flooring consists of carpet, sheet vinyl and tile on wood. 3-tab composition roofing. The automotive garage is wood built with carpet and tile on slab. The walls are gypsum wall board with light texture.

CJ02	1706 MAIN	BED ROOM B	12X12 TILE
CJ03	1706 MAIN	BED ROOM B	BLACK MASTIC
CJ08	1706 MAIN	LIVING ROOM	CEILING TEXTURE (ACT)
CJ09	1706 MAIN	LIVING ROOM	CEILING TEXTURE (ACT)
CJ12	1706 UPSTAIRS	BATH ROOM C	SHEET VINYL AND MASTIC
CJ16	1704 MAIN	KITCHEN	SHEET VINYL AND MASTIC

A Puget Sound Clean Air Agency permit is required to obtain a demolition permit.

**ALL MATERIALS IDENTIFIED AS ASBESTOS,  
CONTAINING 1% OR GREATER,  
MUST BE REMOVED PRIOR TO DEMOLITION OR  
RENOVATION**

**ESTIMATED COST OF REMOVAL:** *PLEASE SEE PROPOSAL.*

## EPA AND LABOR & INDUSTRY EXTRACTS

Current federal regulations (NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS, NESHAPS, CFR 40, PART; 61, SUBPART M [REVISED SUBPART B]) require that no renovation or demolition activity release asbestos fibers to the environment. Therefore, all affected asbestos containing materials must be removed by a certified asbestos contractor prior to remodel or demolition.

WAC 296-62-07707, Identification, requires an owner to perform a good faith inspection to determine whether materials to be worked on or removed contain asbestos.

## LIMITATIONS

In accordance with your request F.S. & GS. Services Inc., has conducted an A.H.E.R.A. type survey. F.S. & GS. warrants that the survey was performed with the usual thoroughness and competence of this profession, and within the limits of accessibility to materials.

The survey was conducted within the guidance provided by 40 CFR Part 763, Subpart E, appendix C.

F.S.& GS. Services is not responsible for materials, hidden from sight, that cannot be found with reasonable diligence, such as materials in foundations or slab floors. We are providing this information for the express use of **Gary Petersen**, and we make no warranty of sufficiency of data to any other parties. This survey and demo permit will need to be submitted to the Puget Sound Air Pollution Control Authority prior to renovation or demolition activity.

## LABORATORY CREDENTIALS

All suspect materials were analyzed by Schneider Laboratories, Inc. in accordance with 40 code of Federal Register Chapter 1, Part 763, Subpart F. NVLAP accredited (#101048-3)

Charles Jobe

AHERA INSPECTION  
CERTIFICATION NUMBER # 04-2821

EXPIRES  
6-30-05

# F.S. & GS. SERVICES INC.

16214-57<sup>TH</sup> Ave. East Suite A  
PUYALLUP WA 98375

TEL# 253-548-1011  
FAX# 253-536-8488

## ASBESTOS SAMPLE LOG AND SAMPLE NOTES

**DATE:** 01-04-2005  
**PROJECT#** 05011

**BUILDING NAME:** Mobile Home and Shop  
**ADDRESS:** 1704 East Valley Highway East  
Sumner, WA 98390

**CLIENT NAME:** Gary Petersen  
**ADDRESS:** 1704 East Valley Highway East  
Sumner, WA 98390

SAMPLE#	FLOOR	PHOTO#	AREA	TYPE OF MATERIAL
CJ01	1706 MAIN	1	BATHROOM A	SHEETVINYL AND MASTIC
CJ02	1706 MAIN	2	BED ROOM B	12X12 TILE
CJ03	1706 MAIN	3	BED ROOM B	BLACK MASTIC
CJ04	1706 MAIN	4	BATH ROOM B	SHEET VINYL
CJ05	1706 MAIN	5	LIVING ROOM	DRY WALL (COMPOSITE)
CJ06	1706 MAIN	6	BED ROOM B	BROWN WALL TEXTURE
CJ07	1706 MAIN	7	LIVING ROOM	PURPLE WALL TEXTURE
CJ08	1706 MAIN	8	LIVING ROOM	CEILING TEXTURE (ACT)
CJ09	1706 MAIN	9	LIVING ROOM	CEILING TEXTURE (ACT)
CJ10	1706 MAIN	10	KITCHEN	CEILING TILE
CJ11	1706 UPSTAIRS	11	KITCHEN B	SHEET VINYL AND MASTIC
CJ12	1706 UPSTAIRS	12	BATH ROOM C	SHEET VINYL AND MASTIC
CJ13	1706 UPSTAIRS	13	KITCHEN	CEILING TEXTURE (ACT)
CJ14	1706 UPSTAIRS	14	BEDROOM D	CEILING TEXTURE (ACT)
CJ15	1706 EXTERIOR	15	ROOF	3 TAB ROOFING
CJ16	1704 MAIN	16	KITCHEN	SHEET VINYL AND MASTIC
CJ17	1704 MAIN	17	HALL	DRY WALL (COMPOSITE)
CJ18	1704 MAIN	18	HALL	CEILING TILE
CJ19	1704 EXTERIOR	19	ROOF	3 TAB ROOFING
CJ20	1704 EXTERIOR	20	ROOF	TAR PAPER
CJ21	1702 MAIN	21	WAITING ROOM	12X12 TILE AND MASTIC
CJ22	1702 MAIN	22	WAITING ROOM	BASE COVE AND MASTIC
CJ23	1702 MAIN	23	WAITING ROOM	DRY WALL (COMPOSITE)
CJ24	1702 MAIN	24	WAITING ROOM	WALL TEXTURE

RECEIVED BY: \_\_\_\_\_

DATE/TIME: \_\_\_\_\_

INSPECTORS' SIGNATURE: \_\_\_\_\_

FOR LAB USE ONLY

\_\_\_\_\_ Same Day



# SCHNEIDER LABORATORIES INCORPORATED

2512 W. Cary Street • Richmond, Virginia • 23220-5117  
804-353-8778 • 800-785-LABS (5227) • (FAX) 804-353-6928

*Excellence in Service and Technology*

AIHA/ELLAP 100527, NVLAP 101150-0, NYELAP/NELAC 11413, CAELAP 2078, NC 593

## LABORATORY ANALYSIS REPORT

Asbestos Identification by EPA Method 600/R-93/116

**ACCOUNT:** 2269-05-1259  
**CLIENT:** F.S. & G.S. SERVICES INC.  
**ADDRESS:** 16214 57TH AVE EAST STE A  
PUYALLUP, WA 98375  
**PO NO.:** 05011  
**PROJECT NAME:** Mobile Home & Shop  
**PROJECT NO.:** 05011  
**JOB LOCATION:** 1704 E Valley Hwy E

**DATE COLLECTED:** 1/ 4/2005  
**DATE RECEIVED:** 1/ 6/2005  
**DATE ANALYZED:** 1/ 6/2005  
**DATE REPORTED:** 1/ 6/2005

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	Asbestos Detected (Yes/No)	Sample Description
CJ01	28317522	1706 Main Bathrm A		
	Layer 1:	Sheet Vinyl	No	White, Fibrous CELLULOSE FIBER 30%, MINERAL/GLASS WOOL 5%, NON FIBROUS MATERIAL 65%
	100% Non-Asbestos			
	Layer 2:	Mastic	No	Yellow, Soft CELLULOSE FIBER 5%, NON FIBROUS MATERIAL 95%
	100% Non-Asbestos			
CJ02	28317523	1706 Main Bedrm B		
	Layer 1:	Floor Tile	Yes	Beige, Organically Bound CHRYSOTILE 4% NON FIBROUS MATERIAL 96%
	4% Asbestos			
	96% Non-Asbestos			
CJ03	28317524	1706 Main Bedrm B		
	Layer 1:	Mastic	Yes	Black, Bituminous CHRYSOTILE 7% NON FIBROUS MATERIAL 93%
	7% Asbestos			
	93% Non-Asbestos			
CJ04	28317525	1706 Main Bathrm B		
	Layer 1:	Sheet Vinyl	No	White, Fibrous CELLULOSE FIBER 35%, NON FIBROUS MATERIAL 65%
	100% Non-Asbestos			

*Samples analyzed by the EPA Test Method are subject to the inherent limitations of light microscopy including interference by matrix components. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. For calibrated visual estimate, 1% is the concentration at which there is a quantitative uncertainty. This report relates only to the items tested, must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other government agency endorsement.*

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	Asbestos Detected (Yes/No)	Sample Description
CJ05	28317526	1706 Main Living Rm Layer 1: Drywall/Joint Cmpd	No	White/Beige, Powdery, Granular 100% Non-Asbestos CELLULOSE FIBER 3%, NON FIBROUS MATERIAL 97%
CJ06	28317527	1706 Main Bedrm B Layer 1: Wall Texture	No	Brown, Granular 100% Non-Asbestos NON FIBROUS MATERIAL 100%
CJ07	28317528	1706 Main Living Rm Layer 1: Wall Texture	No	Purple, Granular 100% Non-Asbestos NON FIBROUS MATERIAL 100%
CJ08	28317529	1706 Main Living Rm Layer 1: Ceiling Texture	Yes	White, Granular 2% Asbestos CHRYSOTILE 2% 98% Non-Asbestos NON FIBROUS MATERIAL 98%
CJ09	28317530	1706 Main Living Rm Layer 1: Ceiling Texture	Yes	White, Granular 3% Asbestos CHRYSOTILE 3% 97% Non-Asbestos NON FIBROUS MATERIAL 97%
CJ10	28317531	1706 Main Kitchen Layer 1: Ceiling Tile	No	Beige, Fibrous 100% Non-Asbestos CELLULOSE FIBER 65%, MINERAL/GLASS WOOL 10%, NON FIBROUS MATERIAL 25%
CJ11	28317532	1706 Upstrs Kitchen Layer 1: Sheet Vinyl/Mastic	No	White/Yellow, Fibrous, Soft 100% Non-Asbestos CELLULOSE FIBER 20%, NON FIBROUS MATERIAL 60%, SYNTHETIC FIBER 20% <i>Unable to separate individual layers.</i>
CJ12	28317533	1706 Upstrs Bathrm C Layer 1: Sheet Vinyl/Mastic	Yes	Beige/Yellow, Fibrous, Soft 25% Asbestos CHRYSOTILE 25% 75% Non-Asbestos CELLULOSE FIBER 15%, NON FIBROUS MATERIAL 60% <i>Unable to separate individual layers.</i>
CJ13	28317534	1706 Upstrs Kitchen Layer 1: Ceiling Texture	No	Beige, Granular 100% Non-Asbestos CELLULOSE FIBER 2%, NON FIBROUS MATERIAL 98%

Samples analyzed by the EPA Test Method are subject to the inherent limitations of light microscopy including interference by matrix components. Gravimetric reduction and correlative analyses are recommended for all non friable, organically bound materials. For calibrated visual estimate, 1% is the concentration at which there is a quantitative uncertainty. This report relates only to the items tested, must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other government agency endorsement.

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	Asbestos Detected (Yes/No)	Sample Description
CJ14	28317535	1706 Upstrs Bedrm D Layer 1: Ceiling Texture	No	Beige, Granular
		100% Non-Asbestos		NON FIBROUS MATERIAL 100%
CJ15	28317536	1706 Ext Roof Layer 1: Roofing	No	Green/Black, Bituminous
		100% Non-Asbestos		NON FIBROUS MATERIAL 100%
		Layer 2: Roofing	No	Brown/Black, Bituminous
		100% Non-Asbestos		CELLULOSE FIBER 2%, NON FIBROUS MATERIAL 98%
		Layer 3: Roofing	No	Black, Bituminous
		100% Non-Asbestos		CELLULOSE FIBER 5%, NON FIBROUS MATERIAL 95%
CJ16	28317537	1704 Main Kitchen Layer 1: Sheet Vinyl	Yes	Brown, Fibrous
		20% Asbestos		CHRYSTOTILE 20%
		80% Non-Asbestos		CELLULOSE FIBER 15%, NON FIBROUS MATERIAL 65%
		Layer 2: Mastic	No	Tan, Soft
		100% Non-Asbestos		CELLULOSE FIBER 5%, NON FIBROUS MATERIAL 95%
CJ17	28317538	1704 Main Hall Layer 1: Drywall	No	White, Powdery
		100% Non-Asbestos		CELLULOSE FIBER 3%, NON FIBROUS MATERIAL 97%
				<i>No Joint Compound found.</i>
CJ18	28317539	1704 Main Hall Layer 1: Ceiling Tile	No	Beige, Fibrous
		100% Non-Asbestos		CELLULOSE FIBER 75%, NON FIBROUS MATERIAL 25%
CJ19	28317540	1704 Ext Roof Layer 1: Roofing	No	Multi-Colored, Bituminous
		100% Non-Asbestos		CELLULOSE FIBER 2%, NON FIBROUS MATERIAL 98%
CJ20	28317541	1704 Ext Roof Layer 1: Tar Paper	No	Black, Fibrous
		100% Non-Asbestos		CELLULOSE FIBER 65%, NON FIBROUS MATERIAL 35%
CJ21	28317542	1702 Main Waiting Rm Layer 1: Floor Tile	No	Beige, Organically Bound
		100% Non-Asbestos		NON FIBROUS MATERIAL 100%
		Layer 2: Mastic	No	Tan, Soft
		100% Non-Asbestos		CELLULOSE FIBER 2%, NON FIBROUS MATERIAL 98%

*Samples analyzed by the EPA Test Method are subject to the inherent limitations of light microscopy including interference by matrix components. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. For calibrated visual estimate, 1% is the concentration at which there is a quantitative uncertainty. This report relates only to the items tested, must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other government agency endorsement.*

Client Sample No.	SLI Sample/ Layer ID	Sample Identification/ Layer Name	Asbestos Detected (Yes/No)	Sample Description
CJ22	28317543	1702 Main Waiting Rm		
	Layer 1: 100% Non-Asbestos	Base Cove	No	Gray, Rubbery NON FIBROUS MATERIAL 100%
CJ23	28317544	1702 Main Waiting Rm		
	Layer 1: 100% Non-Asbestos	Drywall	No	White, Powdery CELLULOSE FIBER 2%, NON FIBROUS MATERIAL 98%
CJ24	28317545	1702 Main Waiting Rm		
	Layer 1: 100% Non-Asbestos	Wall Texture	No	Pink, Granular CELLULOSE FIBER 2%, NON FIBROUS MATERIAL 98%

ANALYST: HALA A. OSMAN

Total no. of pages in report = 4

REVIEWED BY

  
John E. Shifflett, QA Officer

*Samples analyzed by the EPA Test Method are subject to the inherent limitations of light microscopy including interference by matrix components. Gravimetric reduction and correlative analyses are recommended for all non-friable, organically bound materials. For calibrated visual estimate, 1% is the concentration at which there is a quantitative uncertainty. This report relates only to the items tested, must not be reproduced except in full with the approval of the lab, and must not be used to claim NVLAP or other government agency endorsement.*



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

Job 05011  
1704 East Valley Highway East  
Summer, WA



PHOTO 9



PHOTO 10



PHOTO 11

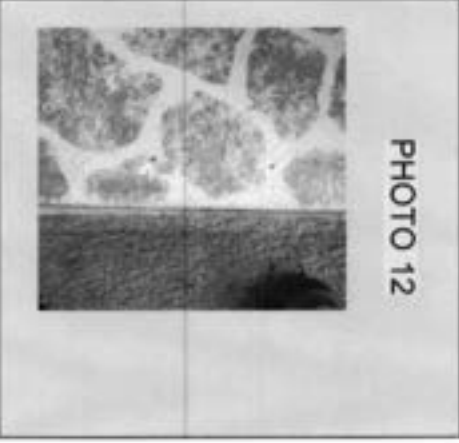


PHOTO 12



PHOTO 13



PHOTO 14

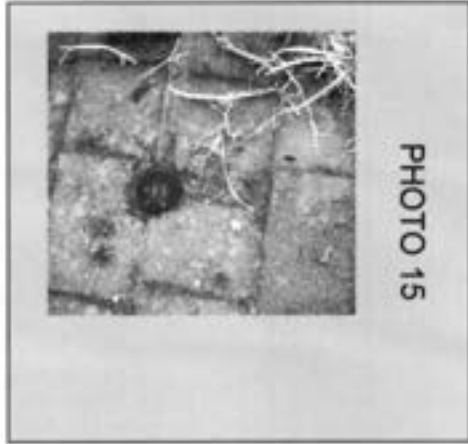


PHOTO 15



PHOTO 16

Job 05011  
1704 East Valley Highway East  
Summer, WA



PHOTO 17

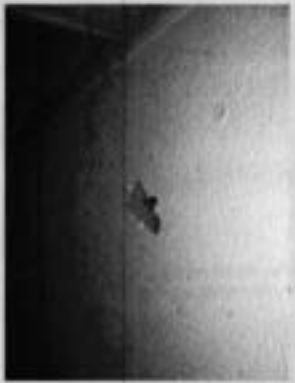


PHOTO 18



PHOTO 19



PHOTO 20



PHOTO 21



PHOTO 22



PHOTO 23

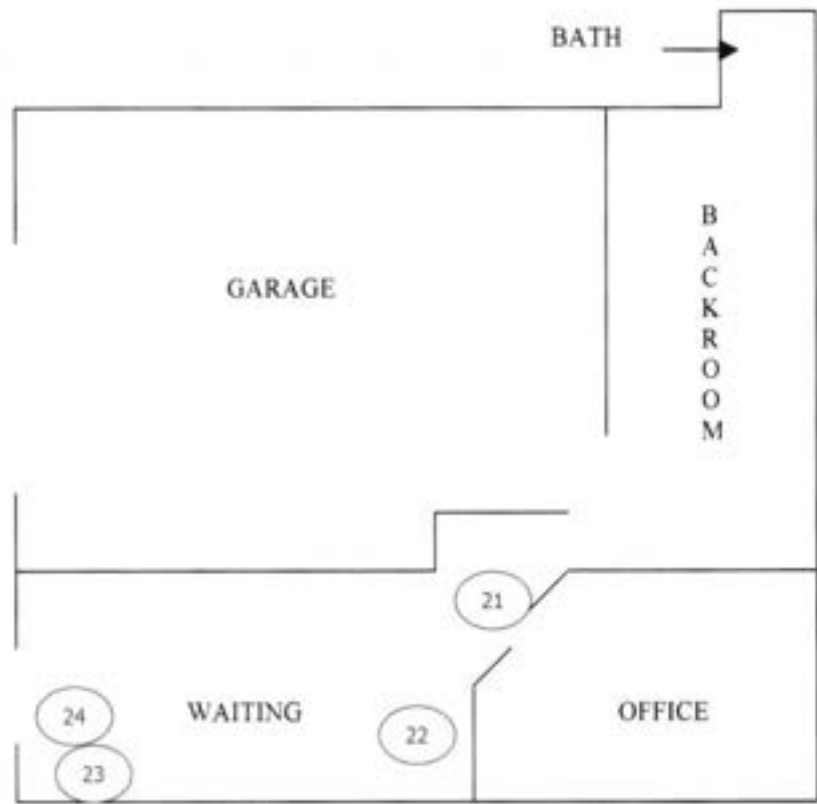


PHOTO 24

Job 05011  
1704 East Valley Highway East  
Sumner, WA

# FLOORPLAN

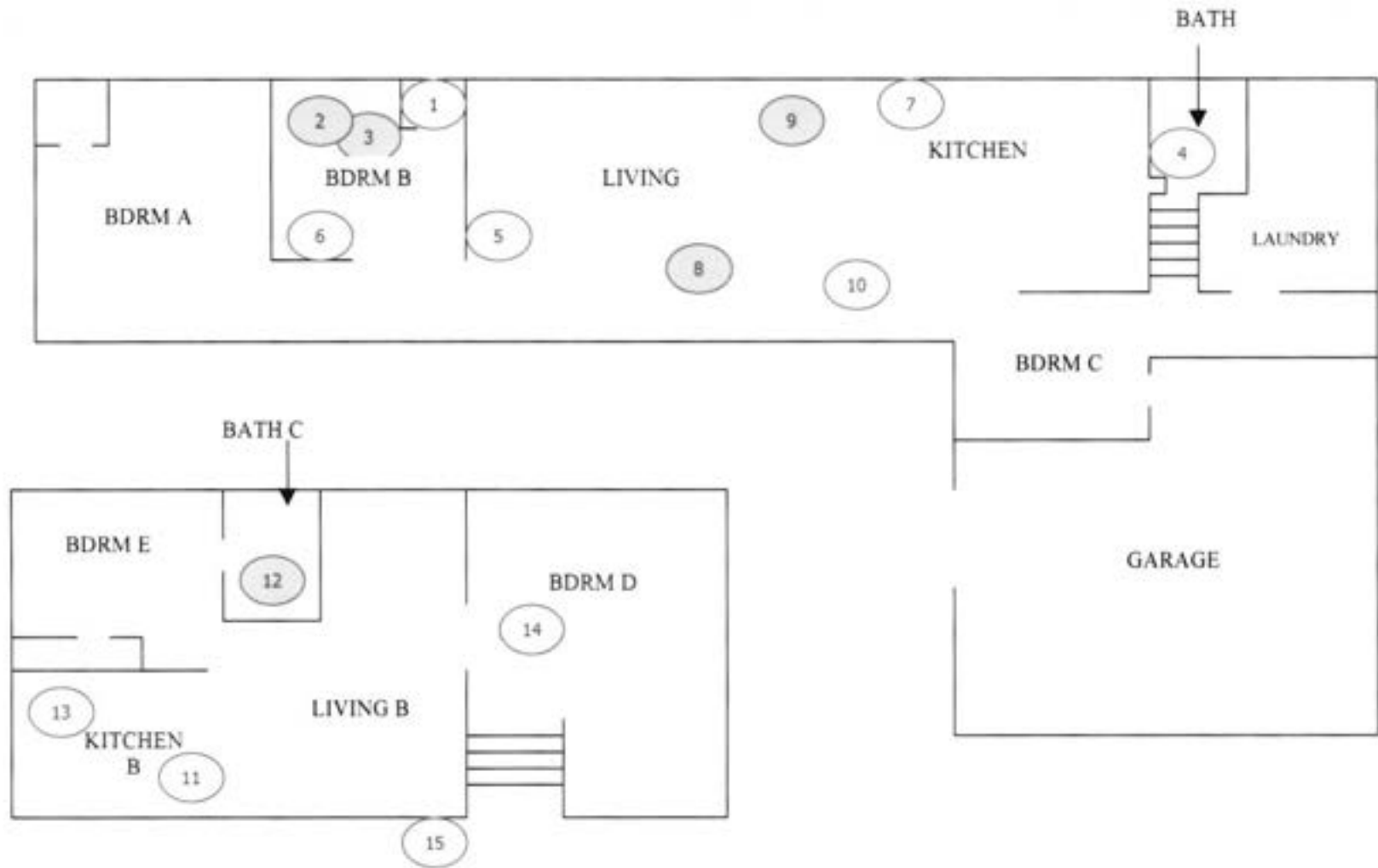
JOB #05011





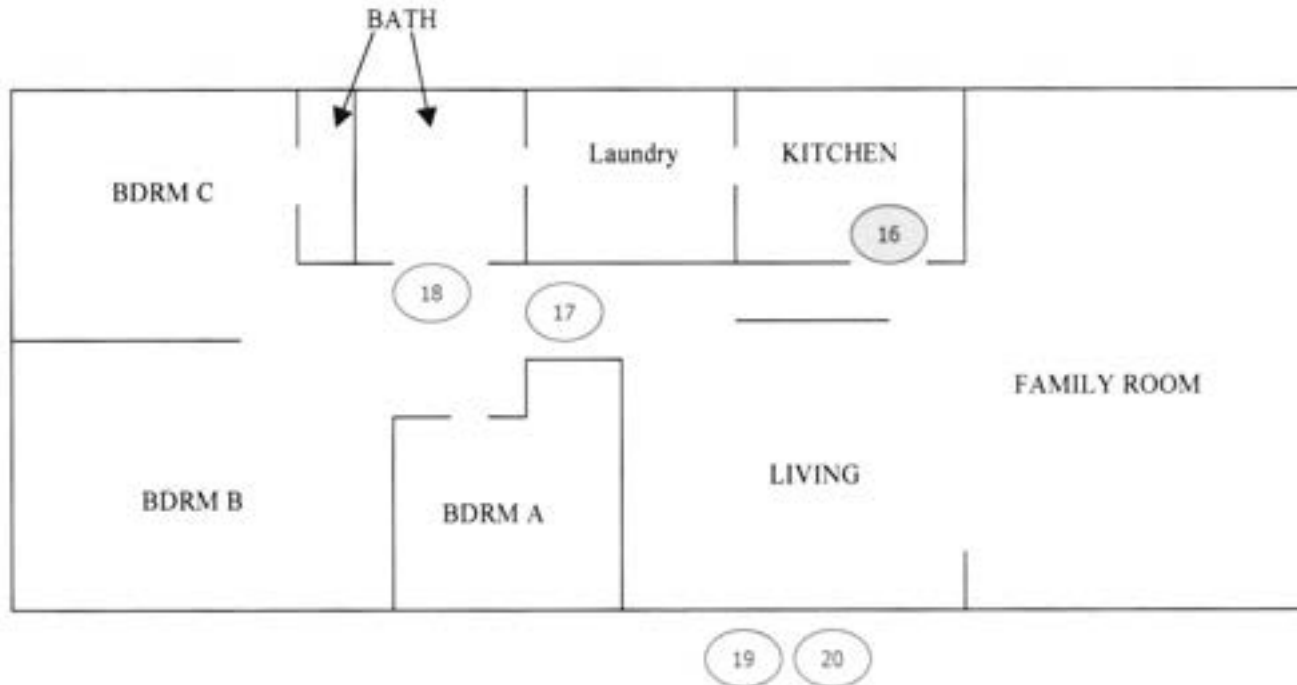
# FLOORPLAN

JOB #05011



# FLOORPLAN

JOB #05011



SITE PLAN  
05011

1704 Mobile Home

1706  
Duplex

1702 Garage

EAST VALLEY HWY

# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/10/2005

<b>PRODUCER</b> Bratrud Middleton Insurance Brokers, Inc. - Tacoma CL 1201 Pacific Ave, Suite 1000 Tacoma, WA 98402	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	<b>INSURERS AFFORDING COVERAGE</b>	<b>NAIC #</b>
<b>INSURED</b> F.S. & G.S. Services Inc. 16214-57th Ave E Suite A Puyallup, WA 98375	INSURER A: <b>AMERICAN INTERNATIONAL SPECIALTY LI</b>	
	INSURER B: <b>NORTHLAND INSURANCE COMPANY</b>	
	INSURER C: <b>PROGRESSIVE INSURANCE CO</b>	
	INSURER D:	
	INSURER E:	

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A		GENERAL LIABILITY	001122644	06/21/04	06/21/05	EACH OCCURRENCE	\$1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$10,000
		<input checked="" type="checkbox"/> BI/PD Ded:2,500				PERSONAL & ADV INJURY	\$1,000,000
		<input checked="" type="checkbox"/> WA Stop Gap				GENERAL AGGREGATE	\$2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMBOP AGG	\$2,000,000
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
B		AUTOMOBILE LIABILITY	CT121180	06/21/04	06/21/05	COMBINED SINGLE LIMIT (Ea accident)	\$1,000,000
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
C	-	<input checked="" type="checkbox"/> SCHEDULED AUTOS	022821120	09/04/04	09/04/05	BODILY INJURY (Per accident)	\$
		<input checked="" type="checkbox"/> HIRED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input checked="" type="checkbox"/> NON-OWNED AUTOS					
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN EA ACC AGG	\$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$
		DEDUCTIBLE					\$
		RETENTION \$					\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS	OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
A		OTHER Pollution Liability	001122644	06/21/04	06/21/05	\$1,000,000 Claim	\$2,000,000 Agg

### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

Contract #05016: To remove and dispose of approximately 930 sq ft of asbestos containing sheet vinyl and popcorn ceiling at: --- 1702, 1704, 1706 East Valley Hwy / Sumner WA 98390  
Gary Petersen is named as Additional Insured.

### CERTIFICATE HOLDER

Gary Petersen  
2008 East Valley Hwy  
Sumner, WA 98390

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

*Kip W. Vandewenter*

## **IMPORTANT**

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

## **DISCLAIMER**

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.



# City of Sumner

## Single Family Building Permit Application

(please fill out ALL fields unless otherwise noted)

Community Development  
1104 Maple Street, Suite 250  
Sumner, WA 98390  
Tel: (253)299-5523 Fax: (253)299-5539  
24 Hour Inspection Request Line: (253) 299-5530  
[www.ci.sumner.wa.us](http://www.ci.sumner.wa.us)

File Number: BLD2008-00223

Site/Project Address (if available) <u>2005 COTTAGE RD EAST Sumner 98092</u>		Parcel #. <u>0520072004</u>
Owner <u>PSE</u>	Owner Phone	Email
Address		City/State/Zip
**Surveyor/Engineer/Contractor <u>ER PROPERTIES</u>		Phone <u>253-735-4100</u>
Address <u>1402 LAKE DAPPS PKWAY Auburn WA 98092</u>		City/State/Zip <u>Auburn WA 98092</u>
Contact Person <u>JERRY PIKE</u>	Phone <u>206-510-2773</u>	Fax
Contact Email <u>JERRY.PIKE@YANTON.COM</u>	Address	

Description of Project: DEMOLITION OF SFR

**Supporting Materials Required:**

**Office Applicant - (please check off all "applicant" boxes)**

<input type="checkbox"/>	<input type="checkbox"/>	This Application Form and Checklist		
<input type="checkbox"/>	<input type="checkbox"/>	<b>Site Plan (To scale per attached Sumner standard detail 1:40 scale)</b>	<b>3- Copies</b>	<b>Min - 8.5 x 11</b>
	<input type="checkbox"/>	Full property lines, building envelope with building setbacks		<b>Max - 24 x 36</b>
	<input type="checkbox"/>	Environmental constraints (wetlands, river, etc) delineated if any		
	<input type="checkbox"/>	Streets in relationship to the proposed building including sidewalks, curb, alley, driveway		
	<input type="checkbox"/>	Location of easements (if any)		
	<input type="checkbox"/>	Utility connections from source to the building (water, sewer, and storm)		
	<input type="checkbox"/>	Separated Pedestrian connection to sidewalk		
	<input type="checkbox"/>	Existing and proposed contour lines		
<input type="checkbox"/>	<input type="checkbox"/>	<b>Floor Plans &amp; Elevations (To scale 1/4" = 1 foot &amp; Dimensioned)</b>	<b>3- Sets</b>	<b>Max. - 24 x 36</b>
	<input type="checkbox"/>	Proposed use of the spaces and storage arrangements (i.e. bedroom, kitchen, etc)		
	<input type="checkbox"/>	Design Review Conditions incorporated into elevations (Consult Planning Department for applicability)		
<input type="checkbox"/>	<input type="checkbox"/>	<b>Washington Energy Code Compliance Form</b>	<b>1- Copy</b>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>Structural Design and Calculations</b>	<b>2- Copies</b>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>Geotechnical Report (Consult Building Official)</b>	<b>2- Copies</b>	
<input type="checkbox"/>	<input type="checkbox"/>	<b>Total construction valuation of the project</b>	<b>\$</b>	<u>11,000.00</u>



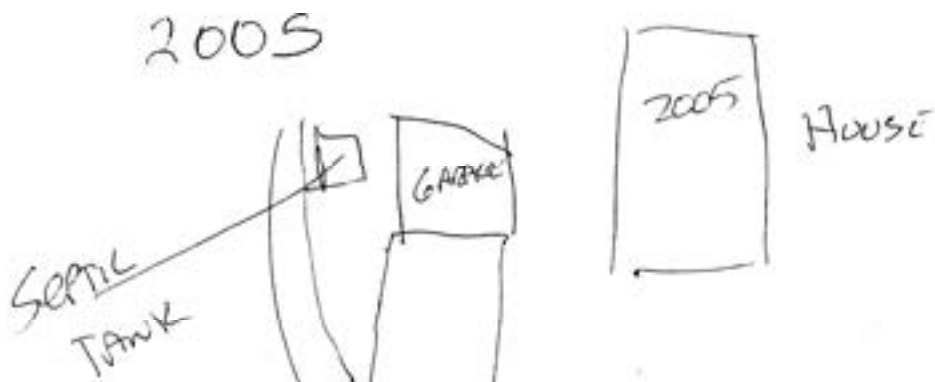
I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

\*\*BY LEAVING THE CONTRACTOR INFORMATION SECTION BLANK, I HEREBY CERTIFY FURTHER THAT CONTRACTORS (GENERAL OR SUBCONTRACTORS) WILL NOT BE HIRED TO PERFORM ANY WORK IN ASSOCIATION WITH THIS PERMIT.  
(building permits only)

\_\_\_\_\_ Jerry Pike \_\_\_\_\_ DATE: 12/8/08  
 SIGNATURE OF OWNER / AUTHORIZED AGENT PRINTED NAME

Received By: \_\_\_\_\_ Date: \_\_\_\_\_ Review: PLN \_\_\_\_\_ BLDG \_\_\_\_\_ FIRE \_\_\_\_\_ PW \_\_\_\_\_

BLD



RECEIVED  
NOV 26 2008  
Tacoma-Pierce County  
Health Dept.

Rev 1

BUD2008-00223



Asbestos Abatement Confirmation

December 5, 2008

Att: Christine Tingley

Property: 2005 Cottage Rd. East  
Sumner, WA 98092

Re: Confirming asbestos has been removed.

Dear Christine,

Advance Environmental Inc., performed an Asbestos Abatement Project of the above referenced property. The purpose of the Abatement was to remove the Asbestos Containing Window Putty from the home and garage.

The structures are vacant and scheduled for demolition.

All asbestos materials were removed by Advance Environmental, Inc. Workers. The asbestos has been sealed in double layered six mil polly bags and have been disposed of at Thurston County Waste and Retrieval Center. The work was completed on December 5, 2008.

The Abatement was supervised by an accredited Asbestos Supervisor of Advance Environmental Inc.

This Abatement Project was performed following the asbestos survey provided from Advance Environmental Inc.

Submitted By:

A handwritten signature in black ink, appearing to read "Jacob T. Gore", is written over a horizontal line.

Jacob T. Gore  
Project Manager  
Advance Environmental Inc.



3620 49th Avenue SW  
Olympia, Washington 98512

Phone: 360-357-5666  
Fax: 360-357-5665

BLD 2008-00223





[View Account History](#)

[Create Amendment 200803116-2](#)

**Single-Family Notification Details for Case #: 200803116-1**

Fee Amount **\$75.00**  
Transaction Date **11/24/08**

Owner's Name	<b>Puget Power</b>	Phone	<b>(888) 225-5773</b>
Site Address	<b>2005 Cottage Rd. East</b>		
Site City	<b>Sumner</b>	Zip	<b>98390</b>
Contact Person	<b>Jacob Gore</b>	Phone	<b>(360) 259-2269</b>
Mailing Address	<b>P.O. Box 90868 Bellevue, WA 98009</b>		

**This project includes asbestos removal.**  
 Project Size linear feet / 150 square feet  
 Project Start Date **12/05/08** Completion Date **12/06/08**  
 Asbestos will be removed by a licensed asbestos abatement contractor  
 Contractor **Advance Environmental, INC** Contractor Job # **08-256**  
 Contact **Jacob Gore** Phone **(360) 357-5666**  
 Mailing Address **3620 48th Ave SW  
Olympia, WA 98512**

**This project includes a demolition.**  
 Demolition Start Date **12/10/08** Completion Date **12/23/08**  
 Demolition will be completed by a demolition contractor  
 Demo Contractor **E. R. Properties** Contractor Job #  
 Contact Phone  
 Mailing Address

Note: Notifications cannot be amended after the completion date.

**LeMay Inc.**  
WASTE SHIPMENT RECORD

Container #  
HELU 200882

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1. Waste Generator Site Name and Address 2005 Cottage Rd E Sumner WA		Owners/Reps Name Jacob	Phone No: 357-5666			
2. Operators Name and Address Advanced Environmental 3620 49th Ave SW, Tumwater WA					Phone No: Same	
3. Waste Disposal Site (WDS) <b>RABANCO REGIONAL LANDFILL</b> 500 Roosevelt Grade Rd Roosevelt, WA 99356					WDS Phone No: 1-800-927-5641	
4. Responsible Local, State or EPA Agency		ORCAA 2940 Limited Lane NW Olympia, WA 98502				
5. Description of Waste Materials <b>FRIABLE</b> <b>NON-FRIABLE</b>		No. Bags or Yards 15 bags	Other window putty			
6. SPECIAL HANDLING INSTRUCTIONS <b>DOUBLE BAGGED &amp; LABELED</b> Thoroughly Wet & Double Bagged 6 mils each Tape seal bags shut Waste Generators Name and Address on all bags						
7. OPERATORS CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, marked and labeled, and are in all respects in proper condition for transport by highway. According to applicable international and government regulations.						
Printed/Typed Name <i>Saul Gordon</i>		Signature <i>[Signature]</i>		Month <i>12</i>	Day <i>5</i>	Year <i>08</i>
8. Transporter 1 Acknowledgment of Receipt of Materials						
LeMay Inc. 2414 Hogum Bay Rd NE Lacey WA 98516		Signature <i>[Signature]</i>		Month 12	Day 5	Year 2008
9. Transporter 2 Acknowledgment of Receipt of Materials						
Printed/Typed Name		Signature		Month	Day	Year
10. Discrepancy Indication Space						
11. Authorized Waste Disposal Site Owner or Operator: Certification of receipt of asbestos materials covered by this manifest except as noted in item 10						
Printed/Typed Name		Signature		Month	Day	Year



**McNel Septic Service, Inc**  
 17617 SE 192nd Drive  
 Renton, WA 98058-9615  
 (425) 235-8669

INVOICE#

20103

Insp Date: 11-17-08

Name: 1/2 ER Properties  
 Address: 2005 Cottage Rd E.  
 City, State, Zip: Sumner Wa. 98390  
 Phone: Christine @ 253-735-4100

	AMOUNT
<u>1 Locate + Pump out septic tank for Decommission</u> <u>1200 + Gals @ .31 per</u>	<u>372.00</u>

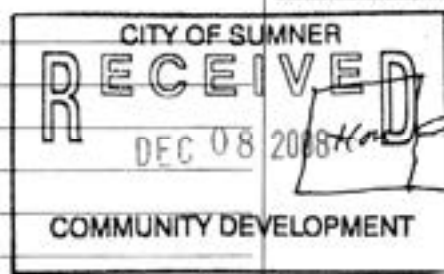
Signature of Certified Technician: Vernell K. Stigen, O&M Cert. # CI000 1938  
 Tax: Resale  
 Total: 372.00  
 Property Appears Occupied - Septic System in Use:  Yes  No  
 Community System:  Yes  No Community System Name: \_\_\_\_\_  
 Billed out 11-17-08

<b>Septic Tank or Trash Tank</b> First Comp: Scum <u>10</u> (Inches) Sludge <u>16</u> (Inches) Tank Size <u>1000</u> (Gallons) Liquid Level Normal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>High</u> Pumping Done <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Sand Filter</b> Drawdown _____ (Inches/Minutes) Head/Squirt <u>N/A</u> (Inches) (If Tested) Liquid Level Normal <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Timer/Counter</b> Timer Setting ON _____ Min _____ Sec <u>N/A</u> Timer Setting OFF _____ Hrs _____ Min Cycle Counter Reading _____
<b>Pump Tank</b> Drawdown <u>N/A</u> (Inches/Minute) Tank Size <u>N/A</u> (Gallons) Liquid Level Normal <input type="checkbox"/> Yes <input type="checkbox"/> No Pumping Done <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Aerobic Treatment Unit</b> Make _____ Unit OK per Mfg Spec <input type="checkbox"/> Yes <input type="checkbox"/> No Compressor Working <input type="checkbox"/> Yes <input type="checkbox"/> No Disinfection Unit OK <input type="checkbox"/> Yes <input type="checkbox"/> No	

<b>Disposal Area</b> Head/Squirt Ht _____ (Inches) (If Tested) Lines Jetted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Terralift Used <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>ALL SYSTEM COMPONENTS IN GOOD WORKING CONDITION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Comment Required) <b>DISPOSAL AREA DRY AND IN GOOD CONDITION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Comment Required)
---	--

Comments/Maintenance Items Needed: System to be Demo'd  
Home to be Demo'd

Sketch of Septic System:



Maintenance Done?  Yes  No  
 Property Owner/Manager Notified?  Yes  No  
 PHASE 1 (GEN-TIE) ESA: Part 4 of 5  
 3/3 REV 1 BLD 2009-00223 PW

LOCATION: **R 5E, T 20N, Sec 7** (Parcel #'s - 952000-016-8, -017-3 & -017-4)  
1706 East Valley Highway, Sumner

NAME OF SITE/FILE: Kiblinger

SW PERMIT ISSUED: Unpermitted

TYPE OF WASTE: Mostly concrete, small amounts of household waste

EST. VOL. OF WASTE: Unknown. As described in the solid waste permit application and SEPA checklist DNS determination (newspaper article), the total fill will consist of 4.8-acres and will include 48,000 - 60,000 cubic yards of soil, concrete and asphalt waste.

DATES OF CORRES: March 1988 - August 1989

FILE CONTENTS: SEPA checklist, solid waste permit application, field notes, photographs, correspondence

SUMMARY OF FILE: William Kiblinger proposed to fill approximately 4.8 acres with soil, concrete and asphalt wastes. He applied for a fill and grade permit with Pierce County and completed an environmental checklist dated April 13, 1988. He also completed a solid waste permit application dated April 14, 1988.

Pictures indicate that at least 5-10 cubic yards of miscellaneous household trash was deposited in this fill. Allegations from neighbors and pictures indicate that other solid wastes were deposited such as water heaters, carpet, plastic bottles and scrap metal. In July 1989, the Health Department required that Mr. Kiblinger dig several test pits to verify that significant amounts of refuse were not deposited in this fill. Sixteen test pits were dug with oversight by the Health Department in order to determine the extent of solid waste. The Health Department found that significant amounts of concrete wastes were deposited in this fill but not evidence of other significant miscellaneous debris. Therefore, the Health Department determined that a solid waste permit for this site was not required as long as Mr. Kiblinger did not accept additional solid wastes.



APPLICATION FOR DISPOSAL SITE PERMIT

PIERCE COUNTY

PART I (All Sites)

APR 13 1988

1. Name of Site Bill Kiblinger
2. Address 1706 EAST Valley Hwy  
Sumner, Wa 98390
3. Owner of Record SAME
4. Operator SAME
5. Site Number 

--	--	--

 County 

--	--	--

 Serial 

--	--	--
6. Address SAME
7. Application Date 

0	4	1	2	8	8
---	---	---	---	---	---

 8. Location 

S	6	7	2	0	W	R	S	E	W	M
---	---	---	---	---	---	---	---	---	---	---
- Year Month Day

9. Check Type of Site:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Sanitary Landfill   | <input type="checkbox"/> Land Spreading    | <input type="checkbox"/> Shredding        |
| <input type="checkbox"/> Industrial Landfill | <input type="checkbox"/> Drop Box          | <input type="checkbox"/> Baling           |
| <input type="checkbox"/> Transfer Station    | <input type="checkbox"/> Composting        | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Incinerator         | <input type="checkbox"/> Resource Recovery | <u>INERT LANDFILL</u>                     |

10. Is this an existing site?  Yes  No

PART II Governmental Approval

A. Have any other permits or approvals been applied for from:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>		<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Municipality Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	6. a. Department of Ecology Discharge Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
<del>2.</del> 2. Planning Commission Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	b. Department of Ecology Flood Control Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
3. Shorelines Management, County Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	7. Department of Natural Resources; Surface Mining Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
4. Consistent with County Solid Waste Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	8. Fire Department Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
5. Department of Game/Fisheries Hydraulic Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	9. Other _____ (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Local Health Department Use Only)

Final Approval Date 

--	--	--	--	--	--

  
Year Month Day

Approved by: \_\_\_\_\_

**PART II - Governmental Approval (Continued)**

**B. Zoning**

1. Classification of Site Area INDUSTRIAL
2. Enforcement Agency PIERCE COUNTY
3. Restrictions (If any) \_\_\_\_\_
4. Use of Adjacent Properties within a Quarter Mile (Check Appropriate Box)

	North	East	South	West
a. Residential		X		
b. Commercial				
c. Light Industrial	X		X	
d. Heavy Industrial				
e. Agricultural				
f. Mixed				
g. Other _____ (Specify)				

**PART III - Solid Waste Characteristics**

A. Type of Clientele Served: Private Estimated Number: N/A

**B. Source or Type:**

	Description (If necessary)	Present Volume (Tons)	Projected Volume (Ten Years) Tons
1.	Garbage		
2.	Rubbish		
3.	Ashes		
4.	Bulky wastes		
5.	Abandoned vehicles		
6.	Construction and demolition wastes		

**PART III - Solid Waste Characteristics (Continued)**

B. (Continued)

Description (If necessary)	Present Volume (Tons)	Projected Volume (Ten Years) Tons
7. Industrial wastes		
8. Hazardous waste		
9. Sewage treatment residues		
10. Street refuse		
11. Litter		
12. Agricultural waste		
13. Mining wastes		
14. Other (Specify) CONCRETE clean Asphalt, fill	6000 yds	600,000 yds

C. Daily Waste Quantities:

- Estimated per customer daily waste quantities
- Total maximum daily volume or weight
- Total average daily volume or weight
- Additional comments \_\_\_\_\_

Volume	Weight
N/A	N/A
N/A	N/A
N/A	N/A

D. Daily Customer Traffic

- Estimated number of transfer vehicles
- Estimated number of municipal collection vehicles
- Estimated number of private collection vehicles
- Estimated commercial/industrial/special trucks
- Estimated residential pickup trucks/station wagons daily
- Estimated residential cars
- Additional comments \_\_\_\_\_

Number
N/A
/
/
/
/
/

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PART IV - Soil and Geological Characteristics (All Sites)

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A. Location:

Attach copy of USGS Topographical map to each copy of Application using 7.5 minute quadrangle map, if published.

1. Plot on topographical map the following on site or within one mile of outer perimeter of site:

Checkoff

- |                                    |       |
|------------------------------------|-------|
| a.) Wells, water                   | _____ |
| b. Springs                         | _____ |
| c. Swamps                          | _____ |
| d. Streams                         | _____ |
| e.) Public water supplies          | _____ |
| f. Other bodies of water           | _____ |
| g. Underground or surface mines    | _____ |
| h. Mining spoil piles              | _____ |
| i. Irrigation canals               | _____ |
| j. Irrigation pools                | _____ |
| k. Mine pools and discharge points | _____ |
| l. Gas and oil wells               | _____ |
| m. Other (specify)                 | _____ |

2. Describe the Topographical Setting \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Flood Plains:

1. Is the facility in the 100-year flood plain? \_\_\_ Yes \_\_\_ No
2. Size of watershed above the landfill is \_\_\_\_\_ acres.

C. Soils:

1. List all soil series and phases within site and approximate thickness.
2. List all soil series and phases to be used as cover material.
3. A copy of soil map or references to site location and source of cover material on published soil survey must be included.



PART IV - Soil and Geological Characteristics (All Sites) (Continued)

D. Geology:

N/A

1. Glacial geology or

- a. Type(s) of deposit(s) \_\_\_\_\_
- b. Texture of deposit(s) \_\_\_\_\_
- c. Thickness of deposit(s) \_\_\_\_\_

2. Bedrock

- a. Type(s) \_\_\_\_\_
- b. Depth to \_\_\_\_\_
- c. Extent of weathering \_\_\_\_\_
- d. Name and age of formation(s) \_\_\_\_\_

E. Surface Water:

Yes No

- 1. Will there be a discharge of leachate to surface waters? \_\_\_\_\_
- 2. Will leachate collection and treatment facilities be constructed? \_\_\_\_\_ 
  - a. If yes, have you applied for Waste Discharge Permit? \_\_\_\_\_

3. Rainfall (in inches)

- a. Annual value N/A | \_\_\_\_\_
- b. Peak 24-hour value \_\_\_\_\_
- c. Peak 1-hour value \_\_\_\_\_

F. Ground Water

- 1. Depth to ground water 2 feet
- a. How determined Well log
- b. Seasonal variation summer 6-7 feet

PART IV - Soil and Geological Characteristics (All Sites) (Continued)

F. Ground Water (Continued)

c. If depth to ground water cannot be determined, it is recommended that a boring or well be drilled outside of, but adjacent to, the solid waste disposal area. Additional information on construction type and materials may be obtained from the regional office of the Department of Ecology.

Checkoff

(1) Locate well on site map

\_\_\_\_\_

(2) Provide complete log (description of well)

\_\_\_\_\_

(3) Indicate method of drilling

\_\_\_\_\_

2. Direction(s) of ground water movement

\_\_\_\_\_

3. Discharge of ground water (indicate on topographical map)

\_\_\_\_\_

a. Distance and direction of discharge point(s)

\_\_\_\_\_

b. Name(s) of discharge point(s), i.e., springs, streams, etc.

\_\_\_\_\_

c. Area tributary to discharge point(s)

\_\_\_\_\_

4. Subsurface information: (Detailed information is needed on subsurface conditions for proper analysis of the site. This information on soils, geology, and ground water may be determined from deep cuts, borings and wells, backhoe pits, strip mines, quarries, natural outcrops, or road or railroad cuts). Describe location, detailed description and findings, and locate on topographic map, logs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. How was information determined?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PART V - Disposal Sites - Design and Operation

A. Detailed Plans and Maps of Disposal Site:

Submit one copy of each set of plans with each set of application forms.

1. Property Line Map

a. One map should indicate property lines of site, use of adjacent properties, all right of ways (fuel, power line, roads, etc.).

(1) If right of way exists, name of owner \_\_\_\_\_

(2) Does owner/operator own mineral rights?     \_\_\_ Yes     \_\_\_ No

(3) If not, name and address of owner of mineral rights.

2. Detailed topographic maps of the site should include the following. More than one map may be used to show the required information on site and within 1/4 mile perimeter of site.

	<u>Checkoff</u>
a. Scale 1":400' or larger	_____
b. Five-foot contour interval or less	_____
c. Location of access roads and roads on landfill	_____
d. Location of permanent fencing	_____
e. Location of weighing facilities/gate attendant	_____
f. Location of existing and proposed utilities (water, sewers, electricity, gas, telephone, etc.)	_____
g. Location of right of ways for power lines over 1 kv	_____
h. Location of discharge point of ground water	_____
i. Location and identity of monitoring wells	_____
j. Location and identity of other wells	_____
k. Direction of ground water flow (indicate all directions found)	_____
l. Fire protection facilities if beyond 1/4 mile, show on general topographic map	_____
m. Leachate collection and treatment facilities	_____
n. Employee facilities	_____
o. Equipment storage and repair buildings	_____
p. Salvaging facilities	_____
q. Buffer zone, plantings, etc.	_____
r. Location and identity of springs	_____
s. Location and identity of swamps	_____
t. Location and identity of streams	_____
u. Location and identity of fire hydrants	_____
v. Location and identity of fire ponds	_____
w. Diversion ditches and water control structures	_____
x. Lifts	_____
y. Cover stock piles	_____
z. Other (specify)	_____

PART V -- Disposal Sites - Design and Operation (Continued)

3. Lift Design (landfill only)

Checkoff

- a. Total thickness of each lift
- b. Working grade of each lift
- c. Slope and width of working face
- d. Approximate time interval between lifts
- e. Sequence of lifts and cover usage in fill area
- f. Final slope sequence
- g. Cover supply sources
- h. Drainage and water control devices
- i. Other (specify)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Plans for Finished Site (Check each item included)

- a. Slope and contour
- b. Buildings
- c. Surface water management
- d. Road construction
- e. Revegetation procedure
- f. Final site maintenance
- g. Maps and a statement of fact recorded as part of deed with county auditor (WAC 173-301-310)
- h. Other (specify)

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Leachate Collection and Treatment - Required?  Yes  No  
 Not at this time

N/A

- a. Location of collection and treatment facilities
- b. Cross sections and elevations of collection system
- c. Cross sections and elevations of treatment facilities
- d. Location of discharge points of treated leachate
- e. Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Location of proposed ground water monitoring points

N/A

- a. Number
- b. Depth
- c. Log of boring or well
- d. Sampling method
- e. Sampling frequency
- f. Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PART V - Disposal Sites - Design and Operation (Continued)

B. General Plan of Operation. (Describe in addendum, check as completed.)

1. Proposed landfill method	<input checked="" type="checkbox"/>	13. Erosion control	<input type="checkbox"/>
2. Schedule of filling	<input type="checkbox"/>	14. Traffic control	<input type="checkbox"/>
3. Site preparation	<input type="checkbox"/>	15. Final cover	<input checked="" type="checkbox"/>
4. Designation of unloading area	<input type="checkbox"/>	16. Final slope	<input type="checkbox"/>
5. Size of working face	<input type="checkbox"/>	17. Revegetation procedure	<input type="checkbox"/>
6. Cell construction	<input type="checkbox"/>	18. Final site maintenance	<input type="checkbox"/>
7. Compaction and cover practice	<input type="checkbox"/>	19. Record system	<input type="checkbox"/>
8. Blowing litter control	<input type="checkbox"/>	20. Salvaging system	<input type="checkbox"/>
9. Surface water management	<input type="checkbox"/>	21. Noise control	<input type="checkbox"/>
10. Dust control	<input type="checkbox"/>	22. Employee facilities	<input type="checkbox"/>
11. Gas venting provisions	<input type="checkbox"/>	23. Vector control	<input type="checkbox"/>
12. Road construction	<input type="checkbox"/>	24. Other (specify)	<input type="checkbox"/>

PART VI - Operational Support

A. Employee Facilities:

Yes      No

Are employee facilities provided in accordance with (WAC 248-62)?

\_\_\_\_\_

B. Disease - Vectors:

1. Facility will apply daily cover.

\_\_\_\_\_

2. Facility will practice other techniques.

\_\_\_\_\_

Explain \_\_\_\_\_  
 \_\_\_\_\_

3. Control program for: Rodent, Fly, Bird? (circle)

\_\_\_\_\_

C. Disease - Sewage Sludge and Septic Tank Pumpings:

1. Are sewage sludge or septic tank pumpings to be applied to the land surface or incorporated into the soil?

\_\_\_\_\_

2. Are crops for human consumption to be planted within 18 months after application of waste?

\_\_\_\_\_

3. Will the waste be treated by a process to significantly reduce pathogens and is access controlled 12 months for the public, 1 month for grazing animals?

\_\_\_\_\_

D. Air Quality:

Will open burning of solid waste be practiced at the facility?

\_\_\_\_\_

Control program for odors?

\_\_\_\_\_

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PART VI - Operational Support (Continued)

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E. Safety - Gas:

Will methane or other explosive gases be generated? \_\_\_ Yes \_\_\_ No

If generated, how will they be controlled? \_\_\_\_\_

\_\_\_\_\_

F. Safety - Fire Protection:

1. Fire Department (Name and Address - Telephone) \_\_\_\_\_

Distance from site \_\_\_\_\_

2. Pond

a. Location \_\_\_\_\_

b. Volume of water \_\_\_\_\_

c. Elevation \_\_\_\_\_

3. Soil Stockpile

a. Location \_\_\_\_\_

b. Volume \_\_\_\_\_

4. Water Under Pressure

a. Location \_\_\_\_\_

b. Owner \_\_\_\_\_

c. Volume of water \_\_\_\_\_

d. Pressure \_\_\_\_\_

e. Distance to fire hydrant \_\_\_\_\_

5. Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PART VI - Operational Support (Continued)

G. Safety - Bird Hazards to Aircraft:

1. Will the disposal facility be within 5,000 feet from any airport runway used by piston-type aircraft or 10,000 feet from any airport runway used by turbojet aircraft? \_\_\_\_\_
2. Does the facility receive putrescible wastes like food waste, sewage sludge, septic tank pumpings, animal manures, animal carcasses, etc.? \_\_\_\_\_

H. Safety - Access:

1. Will access of unauthorized persons into the facility be controlled? yes  
How? Fence will be installed
2. Will authorized persons be controlled within the facility so as not to expose them to potential health and safety hazards? yes  
How? only owner will operate.

I. Control Programs:

1. Dust control Water used to wet fill
2. Odor control N/A
3. Noise control Operation during daylight hours
4. Other N/A

J. Endangered Species:

N/A

Is the facility within a critical habitat or the range of an endangered or threatened species as listed pursuant to the Endangered Species Act of 1973 (16 U.S.C. 1530 ET. Seq. as amended) in 50 C.F.R. Part 17? Yes No

K. Public Utilities

	On site Yes or No	Off site Yes or No	Distance from Site	Date Available
1. Electricity	<u>✓</u>	_____	_____	_____
2. Water	<u>✓</u>	_____	_____	_____
3. Sewage	<u>✓</u>	_____	_____	_____
4. Telephone	<u>✓</u>	_____	_____	_____
5. Other (explain)	_____	_____	_____	_____

PART VI - Operational Support (Continued)

L. Weighing and Measuring Facilities:

1. Scales

- a. Description N/A
- b. Location \_\_\_\_\_
- c. Charges \_\_\_\_\_

2. Other (specify)

- a. Type N/A
- b. Description \_\_\_\_\_
- c. Location \_\_\_\_\_

M. Records System (See Guide in Instructions):  Yes  No

Prepared by: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**Tacoma-Pierce County  
Health Department**



Alfred M. Allen, M.D., M.P.H.  
Director of Health

**B  
O  
A  
R  
D**

- JOE STORTINI — Pierce County Executive
- DOUG SUTHERLAND — Tacoma Mayor
- BARBARA SKINNER — Pierce County Councilmember

**M  
E  
M  
B  
E  
R  
S**

- GREG MYKLAND — Tacoma Councilmember
- M. JAMES WICKS, M.D. — Member-at-Large
- ALAN NYGAARD — Ex-officio Member, Sumner City Administrator

Representing Pierce County Cities & Towns Association

Rick

July 24, 1989

William B. Kiblinger  
1706 E Valley Hwy  
Sumner, WA 98390

Dear Mr. Kiblinger:

This letter is to follow-up our conversation on July 21, 1989, regarding the filling of your property at 1706 East Valley Highway.

The Tacoma-Pierce County Health Department (TPCHD) regulates the disposal of solid waste under the authority of 70.95 RCW and WAC 173-304, Solid Waste Minimum Functional Standards. Under state law, the TPCHD cannot issue a permit until all other requirements have been met. In this case, you will be required to obtain a Conditional Use Permit from Pierce County before a solid waste permit can be considered.

In addition, the TPCHD is requiring that several test holes be dug to determine if any non-inert solid waste has been disposed on your property previously. As agreed upon during our conversation of June 21, 1989, any non-inert solid waste discovered shall be removed and disposed of at a permitted solid waste facility. The date of Wednesday, July 26, 1989, has been chosen to dig these holes.

Thank you for your consideration on this matter. Should you have any questions, please contact me at 591-6474.

Sincerely,

A handwritten signature in cursive that reads "Rick Singer".

Rick Singer, R.S.  
Environmental Health Specialist  
Waste Management Section  
Environmental Health Division

RS:pf

cc: Robin Jenkinson, PC Deputy Prosecutor  
Nancy Morgan, PC Public Works



Pierce County

Office of the Prosecuting Attorney

930 Tacoma Avenue South, Room 946  
Tacoma, Washington 98402-2171  
Main Tel. 206: 591-7400  
FAX 206: 591-7509

RECEIVED

JUL 21 1989


TACOMA-PIERCE CO. HEALTH DEPT.  
ENVIRONMENTAL HEALTH DIVISION

JOHN W. LADENBURG  
Prosecuting Attorney

Tel. 591-7740  
Family Support: 591-7444  
Juvenile Division: 593-4471  
Traffic Misdemeanor: 591-7446  
Victim-Witness Assistance: 591-7448

MEMORANDUM

TO: Rick Singer, Tacoma-Pierce County Health Department

FROM:  Robin Jenkinson, Deputy Prosecuting Attorney

DATE: July 19, 1989

RE: State v. Kiblinger; District Court Case No.  
89-667525-0; Dumping of Solid Waste/Illegal Fill

Mr. Kiblinger telephoned this office on July 19, 1989, expressing his surprise and confusion regarding the above-referenced matter.

Mr. Kiblinger made a number of assertions, including that he thought he had done everything he needed to for a solid waste permit and that Public Works has now told him he cannot get a grade and fill permit, and that no one has ever contacted him at the property regarding either the solid waste dumping or the illegal fill.

I would appreciate it if you would detail your current requirements in a letter to Mr. Kiblinger and send a copy to me for my files.

Thank you for your assistance in this matter.

RJ:mb/wek4j200.om2

5/17/88 CJW  
SMP



PLANNING AND NATURAL RESOURCE MANAGEMENT  
2401 South 35th Street, Tacoma, Washington 98409-7490  
Telephone: (206) 591-7210

May 16, 1988

JOSEPH A. SCORCIO  
Director

William B. Kiblinger  
1706 East Valley  
Sumner, WA 98390

Re: Environmental Review for East Valley Way Solid Waste Permit

Dear Mr. Kiblinger:

This and other departments have reviewed the environmental checklist and site plan for the above referenced project.

Before an environmental determination can be made, however, further information must be provided. First, you have indicated the fill would be put upon muck soils which suggests the fill is proposed upon a wetland or floodplain. For this reason we suggest you hire a qualified biologist/surface water engineer to determine how filling the site will affect surface water runoffs and to determine how leach from fill water will impact ground waters. The amount of fill expected on the site in terms of total cubic yards or tonnage per year must be estimated and how long the fill is expected to operate. Secondly, you must indicate the amount of vehicle trips per day are expected with this operation. Finally, I must have a scaled site plan which shows the site as it exists topographically with existing vegetation and how it will be changed with the operation. Is the entire site going to function as a fill? Until I have this information, I will be unable to issue a determination according to SEPA.

Should you have questions concerning these comments, please contact me at 591-3661.

Once this additional information relative to the comments is provided to the Planning and Health Departments, environmental review will continue and your project will be rescheduled for Development Review Committee (DRC) discussion and public hearing.

Sincerely,

ROBERT S. HANSEN  
Principal Planner

RH/dlp  
EEW:pa-letter1

cc: Steve Marek, Tacoma-P.C. Health Department ✓  
Harold Smelt, Public Works Department

RECEIVED  
MAY 17 1988  
TACOMA-PIERCE CO. HEALTH DEPT.  
ENVIRONMENTAL HEALTH DIVISION

7-21-89

Kiblinger

Kiblinger phoned today to say he will have a backhoe

Wednesday - Backhoe - July 26, 1989

Nothing in fill, Get anyone I want.  
He will dig anywhere I want.

9:00am

Phoned P.W.'s - left message.

Kiblingor

7-19-89

Stated he did take some concrete.

He will pay cost of digging up if test reveals metal, something that shouldn't be there, but if it turns up nothing then he wants somebody else to pay.

~~TIE~~

7-18-89

Convd with Robin Jenkinson concerning Kiblinge.  
Send letter requiring test holes and to  
keep working towards a felling permit.

7-18-89

W

N

RAW  
GARBAGE

MR. FIBERGLASS

CARBODIES

20-30  
LAWNMOWERS

LAWN  
MOWERS  
ENGINES  
REFRIG.

E

863-1122

Sam C

Dwayne Wells

Mel Wood

ACCORDING TO MEL WOOD, 863-5812  
LAWNMOWER, CARBODIES, BUS BODIES,  
ENGINES, APPLIANCES ALL DUMPED  
ON PROPERTY

MEL WOOD HAS PHOTOGRAPHS,  
AND WOULD BE WILLING TO TESTIFY  
IN COURT.



Pierce County

Office of the Prosecuting Attorney

930 Tacoma Avenue South, Room 946  
Tacoma, Washington 98402-2171  
Main Tel. 206: 591-7400  
FAX 206: 591-7509

RECEIVED

JUL 17 1989


TACOMA-PIERCE CO. HEALTH DEPT.  
ENVIRONMENTAL HEALTH DIVISION

JOHN W. LADENBURG  
Prosecuting Attorney

Tel. 591-7740  
Family Support: 591-7444  
Juvenile Division: 593-4471  
Traffic Misdemeanor: 591-7446  
Victim-Witness Assistance: 591-7448

M E M O R A N D U M

TO: Rick Singer, Solid Waste Section, Tacoma-Pierce County  
Health Department

FROM:  Robin Jenkinson, Deputy Prosecuting Attorney

DATE: July 13, 1989

RE: State v. Kiblinger; District Court Case No. 89-667525-0  
Dumping of Solid Waste/Illegal Fill

The above-referenced matter is scheduled for a pre-trial conference on August 10, 1989 at 10:00 a.m.

I would appreciate your having inspected the property prior to the pre-trial conference and being present with your recommendations as to what might be done to resolve this matter.

Thank you.

RJ:mb/wek4j194.om



7-17-89

Phond B. Kiblinger informed him that he will have to get a backhoe and dig some test holes at my discretion.

~~He~~

He claimed that only asphalt and concrete was buried at the site. And that anything buried at the site was buried by himself.

He said he did not have a backhoe but would arrange for one and get back to me.

7-17-89


Phoned Nancy Morgan, P.W.'s, to inform her of this. She requested to be present and suggested I call the complainant Chris Sherrod.

7-17-89

Phoned Chris Sherrod, 9:20 am, left message on recorder. Phoned again 4:25 pm, left message.

7-12-89

Kiblinger SITE: No solid waste permit - letter to P.W. stating so.  
Send letter stating this

NANCY Morgan - <sup>P.W.'s</sup>  
- 

IF NO SOLID WASTE PERMIT IS ISSUED OR  
PURSUED THAN P.W.'s WILL REQUIRE IT BE  
REMOVED, BASED UPON PREVIOUS INSPECTION  
SHEETS. P.W.'s WANTS US TO ADDRESS  
(TPCHD)  
WHAT WAS BURIED PREVIOUSLY.

# ENVIRONMENTAL HEALTH DIVISION SERVICE REQUEST INVESTIGATION

Case Number COSW 94952

Section Complaints

Date 6-14-89

RECEIVED BY referral

**COMPLAINT LOCATION:**

Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Street 1706 E Valley Hwy City Sumner Zip 98390

Landmarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

**COMPLAINANT INFORMATION:**

Mr./Mrs./Ms. P.C. Bldg Division Phone No. \_\_\_\_\_

Street \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

COMPLAINT/REQUEST: See attached forms. Solid waste being buried

Is this complaint inside an Incorporated City? No If so, which city? \_\_\_\_\_

DATE	INIT.	NOTES	TIME
6/15	JW	Area to north of 1706 E. Valley Hwy. has been leveled, no signs of I/D. Trucks present at time of inspection hauling in fill dirt. Sign at site states "NO DUMPING Without the express permission of 863-8422".	25 min.
6/16	JM	MR. RATO STATES THAT THIS PERSON IS BEING PROSECUTED, SEE MR. SINCE FOR DETAILS.	

COMPLAINT FORM

HEALTH

PIERCE COUNTY BUILDING DIVISION  
Room #2, 2401 South 35th Street  
Tacoma, Washington 98409

SOLID WASTE

Against: BILL E. KIBLINGER Complaint #     

Site Address: 1706 - E. VALLEY HWY Sec. 07 Twp. 20 R. 5

DETAILS: SOLID WASTE BEING BURNED  
CEASE & DESIST PREVIOUSLY SERVED?  
HOT WATER TANKS BURNED  
DOMESTIC JUNK OF ALL KINDS

By: FO

Filed By: CHRIS SCHARROW - 922-3075

Reported By: Telephone  Letter  Other  Date: 06-09-89

Action:     

INSP. REMARKS: ON SITE 06-09-89 - OBSERVED By:     

DOMESTIC WASTE PLASTIC BOTTLES, PAPER,  
TIN CANS, AND CARPET BEING COVERED  
BY DOZER AT TIME OF VISIT.

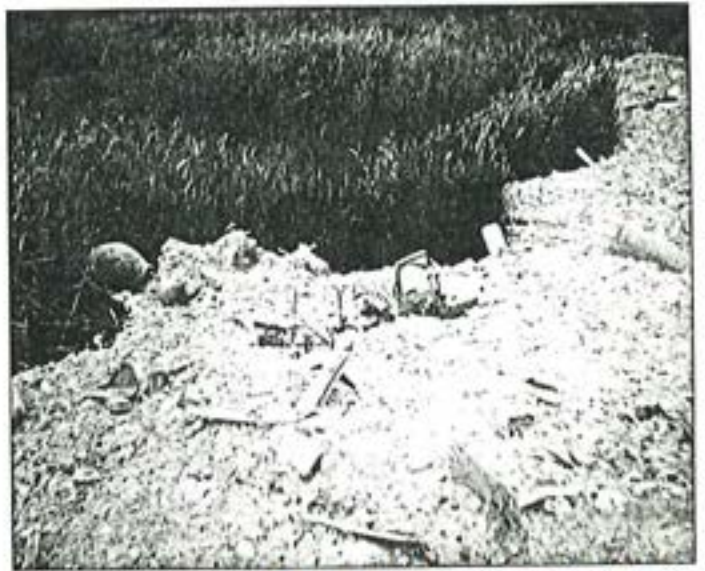
TWO PLUS ACRES FILLED AT THIS  
TIME. DOZER OPERATOR CLAIMED TO BE OWNER  
AND STATED THAT HE DID NOT HAVE A  
GRADING AND FILLING PERMIT OR SOLID  
WASTE PERMIT. - COPIES TO HEALTH & PUB. WKS.

F. G. G.  
Signature

06-02-89  
Date



06-09-89 - AUTO TIRE



06-09-89  
PLASTIC BOTTLES  
T.V. SET  
SCRAPS OF METAL



06-09-89 - WATER TANK

# PIERCE COUNTY

2401 S. 35th. St.  
TACOMA, WA. 98409

```
Q: PIERCE COUNTY Q: W
: FIRM: ARPADUR2 : DEVELOPMENT CENTER : MON, JUN 12, 1989, 1:50 PM :
: OPERATOR: MURRIS A: S
: * * * ASSESSOR'S DATA * * *
: Parcel No: 9520000169 RISQQ: 05200720 WHITE RIVER GARDEN TRACTS
: Parcel address: 1522&1526 EAST VALLEY HWY E
: Taxpayer address:
: KIBLINGER BILL E
:
: 1706 E VALLEY HWY
: SUMNER WA 98390
1:
: Abbreviated Tax Parcel Legal Description
: L 12 & 13 LY E OF N P EXC THAT POR LY ELY OF WLY LI STATE HWY #5 &
: EXC THAT PART L 12 DESC AS FOLL S 180 FT OF E 242 FT LY WLY OF
: STATE HWY NW OF NW 07-20-05E APPROX 188,440 SQ FT
: OUT OF 016-5 SEG N-0427 GD EMS MH 41461-96600 LOC ON THIS PARCEL
1:
: ULID: Land Use code: 1152 EIN: Sales dt: 000000
: Assessor's Exempt Code: 0 Treasurer's Exempt Code: 0 SDC: 10
: Mortgage Loan Company: 908 Loan Number: Acres: .000
A: S
```

00

*Dumping & Grading & Filling  
ON THIS PARCEL*

# PIERCE COUNTY

2401 S. 35th. St.  
TACOMA, WA. 98409

```
U: PIERCE COUNTY W:
FORM: ARPADDR2 : DEVELOPMENT CENTER : MUN, JUN 12, 1989, 1:46 PM :
OPERATOR: MORRIS A: S:
* * * * ASSESSOR'S DATA * * * * -
Parcel No: 9520000168 RTSQQ: 05200722 WHITE RIVER GARDEN TRACTS
Parcel address: 1706 E VALLEY HWY E
Taxpayer address:
KIBLINGER BILL E

1706 E VALLEY HWY
SUMNER WA 98390

Abbreviated Tax Parcel Legal Description
THAT PART L 12 LY WLY OF STATE HWY #163 DESC AS FOLL BEG SE COR L 12
TH N 180 FT TH W 242 FT TH TH S 180 FT TH E 242 FT TO PUB
NW OF NW 07-20-05E APPROX 43,560 SQ FT
OUT OF 016-5 SEG N-0427 GD EMS

ULID: Land Use code: 1101 ETN: Sales dt: 000000
Assessor's Exempt Code: 0 Treasurer's Exempt Code: 0 SDC: 11
Mortgage Loan Company: Loan Number: Acres: .000
```

00

35-76

COMPLAINT FORM

PUB. WORKS

PIERCE COUNTY BUILDING DIVISION  
Room #2, 2401 South 35th Street  
Tacoma, Washington 98409

Against: BILL E. KIBLINGER Complaint #     

Site Address: 1706 - E. VALLEY HWY Sec. 07 Twp. 20 R. 5

DETAILS: SOLID WASTE BEING BURIED  
CEASE & DESIST PREVIOUSLY SERVED?  
HOT WATER TANKS BURIED  
DOMESTIC JUNK OF ALL KINDS

By: FO

Filed By: CHRIS SCHARROW - 922-3075

Reported By: Telephone  Letter  Other  Date: 06-09-89

Action:     

INSP. REMARKS: ON SITE 06-09-89 - OBSERVED By:     

DOMESTIC WASTE, PLASTIC BOTTLES, PAPER,  
TIN CANS, AND CARPET BEING COVERED  
BY DOZER AT TIME OF VISIT.

TWO PLUS ACRES FILLED AT THIS  
TIME. DOZER OPERATOR CLAIMED TO BE OWNER  
AND STATED THAT HE DID NOT HAVE A  
GRADING AND FILLING PERMIT OR SOLID  
WASTE PERMIT. - COPIES TO HEALTH & PUB. WORKS.

F. K. G.

Signature

06-02-89

Date



# PIERCE COUNTY

2401 S. 35th. St.  
TACOMA, WA. 98409

```
PIERCE COUNTY
FORM: ARPAD0R2 : DEVELOPMENT CENTER : MON, JUN 12, 1989, 1:50 PM
OPERATOR: MORRIS A
***** ASSESSOR'S DATA *****
Parcel No: 9520000169 R1500: 05200720 WHITE RIVER GARDEN TRACTS
Parcel address: 1522&1526 EAST VALLEY HWY E
Taxpayer address:
KIBLINGER BILL E

1706 E VALLEY HWY
SUMNER WA 98390

Abbreviated Tax Parcel Legal Description
L 12 & 13 LY E OF N P EXC THAT FOR LY ELY OF WLY LI STATE HWY #5 &
EXC THAT PART L 12 DESC AS FOLL S 180 FT OF E 242 FT LY WLY OF
STATE HWY NW OF NW 07-20-05E APPROX 188,440 SQ FT
OUT OF 016-5 SEG N-0427 GD EMS MH 41461-96600 LOC ON THIS PARCEL

ULID: Land Use code: 1152 ETN: Sales dt: 000000
Assessor's Exempt Code: 0 Treasurer's Exempt Code: 0 SDC: 10
Mortgage Loan Company: 908 Loan Number: Acres: .000
```

00

*Dumping & Grading & Filling  
ON THIS PROPERTY*

# PIERCE COUNTY

2401 S. 35th. St.  
TACOMA, WA. 98409

```
PIERCE COUNTY
DEVELOPMENT CENTER
FORM: ARPA00R2
OPERATOR: MORRIS
Parcel No: 9520000168
Parcel address: 1706 E VALLEY HWY E
Taxpayer address:
KIBLINGER BILL E
1706 E VALLEY HWY
SUMNER WA 98390
Abbreviated Tax Parcel Legal Description
THAT PART L 12 LY WLY OF STATE HWY #163 DESC AS FULL BEG SE COR L 12
TH N 180 FT TH W 242 FT TH TH S 180 FT TH E 242 FT TO PUB
NW OF NW 07-20-05E APPROX 43,560 SQ FT
OUT OF 016-5 SEG N-0427 GD EMS
ULID:
Assessor's Exempt Code: 0
Mortgage Loan Company:
Land Use code: 1101
Treasurer's Exempt Code: 0
Loan Number:
Sales dt: 000000
SDC: 11
Acres: .000
```

00

Kildinger Site

6-14-89

Planning; Chip Vincent

Public Works; Ron Bridgman #7250

TO: KIBLINGER FILE  
FROM: RICK SINGER

1-27-89

### Kiblinger Site

Kiblinger came into the office today. He discussed his plans to fill the site. Informed him he must cease all solid waste dumping and address the issues in the letter from Planning dated May 16, 1988. He said he will comply. Site has been referred to Planning's Wetlands person for evaluation of potential wetland impacts.

2-17-89 Scott Rozenbaum of the County's Wetland program did a complete survey of the property and determined that it is not a wetland. He said there is not a preponderance of wetland vegetation. It was a wetland once but has been drained and reverted to pasture land. He said there was only about 10% wetland vegetation. In comparison, the AA Asphaltting site down the road had 90% wetland vegetation.

6-9-89 ~~Added~~ (Chris Sherrod)

Received complaints again on Kiblinger site in Summer. He again was dumping. Kiblinger called (coincidence?! ) about what he needed to do to get the permit. I explained to him that he needed to address those requirements we discussed earlier. I informed him he had to stop all dumping and activity at his site today until he gets a permit. I stated this 3 times during our conversation. He said he would comply.

6-9-89 Returned Robin Jenkins's call regarding Kiblinger. I informed her that I had told Kiblinger to cease and desist and would visit his site on my <sup>new</sup> home.

6-9-89 Visited Kiblinger ~~at~~ site 5:00 pm.  
No dumping at this time. Evidence of recent dumping of dirt and grading activity.

- 6-12-89 Kiblinger came into the office to discuss his permit. He presented a rather crude operations plan. I informed him this would not be adequate. I also told him again that he had to stop all activity at this site.
- 6-12-89 Spoke with complainant, Chris Sherrod, regarding this site. Informed him of recent actions.
- 6-13-89 Kiblinger brought in a revised operations plan.
- 6-14-89 Chris Sherrod phoned Rich Dickerson, TPCAD, about Kiblinger. Apparently ~~he~~ he did not get any success from me and hoped Rich could help him. Rich explained to him what he knew about the case and referred him to me.
- 6-14-89 Phoned Robin Jenkinson; She stated she has received calls from Chris Sherrod and ~~the~~ from Public Works. She stated that we can go to a judge to get a restraining order to get him to stop.

Chris Shorrod  
922-3075

DUMP TRUCK OF HOUSEHOLD REFUSE, DUMPED  
INTO BACK CORNER BY HOUSE

WETLANDS - CALL SCOTT. RE: KIRLINGER

Conv. /w/ Scott Rosenbaum 2-17-89

Kirlinger site is not a wetland because it is drained and does not have a preponderance of wetland vegetation. Wetlands expert surveyed the entire property and concluded that it is not a wetland. It was a one-time but is no longer.

Chip Vincent

# Pierce county herald

Pierce-Herald, Inc.  
822 East Main, Puyallup, WA 98372-3364  
P.O. Box 517, Puyallup, WA 98371-0170  
Phone: (206) 841-2481 From Seattle, 624-5914  
Fax: 848-6293

W. E. Kiblinger  
1706 E. Valley Hwy  
Sumner, Washington 98390

## INVOICE

	CHARGES	CREDITS	BALANCE
Notice of Determination of Nonsignificance		\$15.00	-0-

Published March 11, 1989

### Pierce County Notice of Determination of Nonsignificance

Fill and grade approximately 40,000 cubic yards of  
soil, concrete and asphalt on a 4.8 acre site  
located in the vicinity of Dierenger, at 1706 East  
Valley Hwy., in the NW 1/4 of Sec. 7, T20N, R5E,  
W.M.

PUBLISHED: March 11, 1989



# Affidavit of Publication

State of Washington  
County of Pierce

W. I. Trandum  
ss. ~~W. Lee Bradberry~~, being first duly sworn on oath, deposes and says, he is the  
~~Publisher of~~  
President

## pierce county herald

822 East Main Avenue  
P.O. Box 517  
Puyallup, Washington 98371  
(206)-841-2481

a tri-weekly newspaper; that said newspaper is a legal newspaper and has been approved as such by the Superior Court of the State of Washington, in and for the County of Pierce, and it now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a tri-weekly newspaper in Pierce County, Washington.

### Pierce County Notice of Determination of Nonsignificance

Fill and grade approximately 48,000 cubic yards of soil, concrete and asphalt on a 4.8 acre site located in the vicinity of Dierenger, at 1706 East Valley Hwy., in the NW 1/4 of Sec. 7, T20N, R5E, W.M.

PUBLISHED: March 11, 1989

That the annexed is a true copy of Notice of Determination of Nonsignificance (W.E. Kiblinger) as it was published in regular issues (and not in supplement form) of said newspaper once each week for period of 3 <sup>consecutive weeks</sup> ~~consecutive weeks~~, commencing on the 11th day of March, 19 89, and ending on the 11th day of March, 19 89, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period, that the full amount of fee paid for the foregoing publication is the sum of \$ 15.00, which is the rate of \$ Minimum per \_\_\_\_\_ for the first insertion and \$ \_\_\_\_\_ per \_\_\_\_\_ for each subsequent insertion.

**Pierce-Herald, Inc.**

State of Washington  
County of Pierce

I certify that the event or act described in this document has occurred or been performed this 15th day of March, 19 89.

Diana E. Halstead  
(Signature of notary public)

Credit/Collections  
Title  
My appointment expires 8/19/92

# Tacoma-Pierce County Health Department



Alfred M. Allen, M.D., M.P.H.  
Director of Health

- B  
O  
A  
R  
D**
- JOE STORTINI — Pierce County Executive
  - DOUG SUTHERLAND — Tacoma Mayor
  - BARBARA SKINNER — Pierce County Councilmember
- M  
E  
M  
B  
E  
R  
S**
- GREG MYKLAND — Tacoma Councilmember
  - M. JAMES WICKS, M.D. — Member-at-Large
  - ALAN NYGAARD — Ex-officio Member, Sumner City Administrator  
Representing Pierce County Cities & Towns Association

April 6, 1988

Bill Kiblinger  
1706 East Valley Hwy.  
Sumner, WA 98

Dear Mr. Kiblinger:

The purpose of this letter is to summarize our discussion of March 29th, 1988 regarding the filling of solid waste on your property. During our phone conversation you stated your intent to no longer accept solid waste onto your property, including concrete, cement, and asphalt materials.

The Tacoma-Pierce County Health Department regulates the disposal and treatment of solid waste under WAC 173-304 (Solid Waste Minimum Functional Standards). Solid waste includes, but is not limited to, asphalt, concrete, demolition waste, yard waste, and household garbage. If these materials are used as components of fill, then a solid waste permit issued by the Tacoma-Pierce County Health Department would be required.

If you plan to use clean fill, and no solid waste, as you mentioned in our phone conversation, then a solid waste permit will not be required. If, however, in the future you wish to fill with such materials, a solid waste permit will be required.

If you have any questions on this matter feel free to call me at 591-6474.

Sincerely,

Rick Singer  
Environmental Health Specialist  
Waste Management Program  
Environmental Health Division

RS:brs

TACOMA-PIERCE COUNTY HEALTH DEPARTMENT  
MEMORANDUM

DATE: 10/20/87  
TO: Solid Waste Staff  
FROM: Gary Kato *Gary*  
SUBJECT: 2000 cubic yard exclusion of inert & demolition waste,  
and woodwaste landfills.

I spoke with Steve Cousseaux regarding the confusion over the permit requirements of 173-304.

Basically, Steve observed the following:

173-304-195 states that all solid waste handling disposal or handling facilities (inert and demolition, woodwaste landfills included) require a permit from the Health Department.

173-304-461 states that sites which landfill over 2000 cubic yards of inert or demolition wastes, must comply with Section 461. It does not state anything regarding requirements for permits.

Conclusion:

Regardless of facility size or capacity, a permit is required. When an inert and demolition waste landfill volume is over 2000 cubic yards, the standards of Section 461 are applicable. The woodwaste landfill permit requirements are similar.

*JOE Bachmeier*  
*572-5662*  
*857-4411*

*Public Works*

Case Number COUW 80072

ENVIRONMENTAL HEALTH DIVISION  
SERVICE REQUEST INVESTIGATION

Section \_\_\_\_\_

rb  
Received By \_\_\_\_\_

Date: 3/4/88

COMPLAINT LOCATION:

Name Bill Kiblinger Phone No. 863-8422

Street <sup>(1700)</sup> 1526 E. Valley Hwy City Sumner Zip \_\_\_\_\_

Landmarks: no. of Derringer School (1st place no. of school)

Owner Name \_\_\_\_\_ Phone No. \_\_\_\_\_  
Street \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

COMPLAINANT INFORMATION:

Mr./Mrs./MS. mel Wood Phone No. 863-5812

Street 1522 E Valley Hwy E City Sumner Zip 98390

COMPLAINT/REQUEST: 1/D - barrels, car bodies, appliances, concrete, sheet rock, cast iron pipe. filled all along road

Is this complaint inside an Incorporated City? \_\_\_\_\_ If so, which city? \_\_\_\_\_

DATE	INIT.	NOTES	TIME
3/3/88	RKS	this is definitely a dump/fill site. The property is being filled with clean dirt and substantial amounts of concrete and asphalt. No one around at any of the buildings near site. Appears to be filling into a wet-land-like area. A pond and a ditch are being filled over. This could be just a flooded pasture due to the heavy rains recently, but none-the-less he is filling over it. Sign on property's "Clean fill wanted 863-8422."	
3/10/88	ab	Will Sent	

COMPLAINT LOG

NAME		ADDRESS
DATE	INIT.	TIME
3/14/88	RAS	Phone call from Mr. Wood expressing his concerns over the filling going on. Also is worried about the sewage system. He has complained of raw sewage smells and says Kiblinger's system just drains into the field.
3/14/88	RAS	Phone call to Mr. Kiblinger. Set up meeting.
3/15/88	RAS	Met with Mr. Kiblinger. He will proceed with solid waste permit.
3/29/88	RAS	Phone call. Bill has decided to not fill with any solid wastes, including concrete, and asphalt. He will just fill with dirt.
3/31/88	RAS	Letter sent solidifying phone conversation of 3/29/88. Letter not sent.
3/29/88	RAS	Phone call to Mel Wood. To answer.
4/15/88	RAS	Mr. Kiblinger has completed the checklist and will apply for a solid waste permit.

Date

FILE NO. COUW 80072

Name  
Address  
City, State Zip

Dear Mr. Wood:

We reviewed your complaint registered on March 4, 1987 with the Waste and Water Section of the Environmental Health Division.

"W10"

"W11"

"W12"

Should you have any questions or additional information concerning this matter, please feel free to contact Rick Singer at 591-6474, between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Again, thank you for your interest and concern in this community's public health issues.

Sincerely,

Name  
Title  
Section

WAK02

951500-146-3 WHITE & QUIMETTE

951500-146-3 LEATH NATALIE M 1101 76 1 3 1 R2 1,320 78.4% 10,000 76/01/01 406222  
 23-22-20-03 = 1009 E 60TH+TACOMA WASH+98404\* 005.0 7,000 \$-6,300 27,200 019  
 951500-147-0 WHITE & QUIMETTE L 5 & 5 B 24 106/W ST ABUTT 1101 67 1 3 1 C R2 1,032 74.9% 10,000 77/01/01 415616  
 23-22-20-03 = 1015 E 60TH ST+TACOMA WA+98404\* 005.0 7,000 \$39,800 23,500 165  
 951500-148-0 WHITE & QUIMETTE L 7 & 8 B 24 INC PART OF E 60TH ST+VAC 1101 63 1 2 1 1 D R2 976 75.0% 10,000 75/01/01 366383  
 23-22-20-03 MONTANO JESSE 1017 E 60TH ST 1017 E 60TH ST 005.0 7,000 \$40,000 19,000 165  
 951500-149-0 WHITE & QUIMETTE L 9 & 10 B 24 INC PART OF E 60TH ST VAC 1101 40 1 2 1 D R2 816 70.7% 10,000  
 23-22-20-03 JAMES KATINA 1023 E 60TH ST 005.0 7,000 \$34,100  
 951500-150-0 WHITE & QUIMETTE L 11 & 12 B 24 INC PART OF E 60TH ST VAC 9600 R2 005.0 2,800 \$2,500  
 23-22-20-03 JAMES KATINA # 5413 S J ST+TACOMA, WA+98408\*  
 951500-151-0 WHITE & QUIMETTE W 20 FT OF L 13 B 24 1101 63 1 2 1 A R2 1,023 79.1% 8,000 63/01/01  
 23-22-20-03 HAGGSTRON NELS # 5914 E K ST+TACOMA, WA+98404\* 005.2 5,335 \$38,200 1,500  
 951500-152-0 WHITE & QUIMETTE N 63 FT OF E 5 FT OF L 13 & N 63 FT OF 14 & 15 B 24 INC PART OF 1101 63 1 3 1 C R2 925 73.7% 9,000 63/01/01  
 23-22-20-03 WOODWARD BERNICE M MRS = 1027 E 60TH ST+TACOMA WA+98404\* 005.0 6,375 \$34,200 12,700  
 WHITE & QUIMETTE E 5 FT OF L 13, L 14 & 15 B 24 & QUIMETTE & METZLER L 16 B 24 EXC N

952000 WHITE RIVER GARDEN TRACTS

952000-001-0 WOODING RICHARD T ETAL 9600 G 385.0 1.11 10,600 85/10/21 642746  
 32-07-20-05 # 4407 184TH AVE E+SUMNER WA+98390\* E VALLEY HWY W 006-1  
 952000-002-0 WHITE RIVER GARDEN TRACT L 1 LY E OF SUMNER DIERINGER CO RD 385.9 2.35 66.3% 46,100 56/01/01  
 32-07-20-05 WASHINGTON NATURAL GAS CO # 815 MERCER ST+SEATTLE WA+98111\* 156,800 2,035  
 952000-003-0 DIERINGER SUMNER CO RD 4825  
 32-07-20-05 WHITE RIVER GARDEN TRACT L 1 E OF R/W & LESS W 100 FT & EXCFOLL BEG AT INTER W OF SUMNER 385.9 18.731 16,900 56/01/01  
 32-07-20-05 PACIFIC NW PIPELINE CORP # PO BOX 1002+PALI LAKE CITY UT+84110\* 4800 \$16,900 285  
 952000-004-0 WHITE RIVER GARDEN TRACT PART OF L 1 BEG AT INTER OF N LI OF LOT & W LI OF SUMNER DIERINGER 9700 G 385.9 37.462 28,100  
 32-07-20-05 PUGET SOUND POWER & LIGHT # PUGET POWER BLDG+BELLEVEUE WA+98009\* 9700 G 385.9 37.462 28,100  
 952000-005-0 WHITE RIVER GARDEN TRACT W 100 FT L 1 & 2 LY E OF R/W OPTIG PROP TCO 27-173 G 385.0 1.09 18,000 70/01/01  
 32-07-20-05 EARLINGTON NORTHERN RR TAX DIV # 999 THIRD AVE+SEATTLE WA+98104\* 9600 G 385.0 1.09 18,000 6,000 511  
 952000-006-1 WOODING RICHARD T ETAL 9600 G 385.0 1.15 11,000 85/10/21 642746  
 32-07-20-05 # 4407 184TH AVE E+SUMNER WA+98390\* E VALLEY HWY W 001-0  
 WHITE RIVER GARDEN TRACT POR L 2 LY ELY OF E LI OF CO RD SW OF NW 07-20-05E

952000-006-2 WHITE RIVER

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REIL BY PARCEL NUMBER  
 USE YB TC #B BTH F B G W ZONE BLD FT ZIP LAND AV %P/MO/D; EXCISE  
 E1 YN E AST I S R T AREA% SOFT/AC \$TOTAL AV LAST SALE DT M/L  
 AL PS D T// R M G R RT EI S M2 E T E F

TAX-ACCT-NO	CURRENT OWNER NAME & ADDRESS	LOCATION	MAILING	PROPERTY	80TH	1101 58 1	3 2	1	A	G	1,674	70.2%	25,500	85/12/03	64,545
952000-006-2	DONIEGO MARIANA A & PRISCILLA H	32-07-20-05	# 2306 EAST VALLEY HWY E	# 2306 EAST VALLEY HWY E		385.0				2.56			535,900		
952000-007-0	WHITE RIVER GARDEN TRACT	32-07-20-05	# PUGET SOUND POWER & LIGHT	# PUGET SOUND POWER & LIGHT		4815				385.9	19.07	5.0%	\$441,300		
952000-008-0	WHITE RIVER GARDEN TRACT	22-07-20-05	# BURLINGTON NORTHERN RR TAX DIV	# 999 THIRD AVE SEATTLE WA 98104		8801				385.9	4.04		\$14,100		511
952000-010-0	WHITE RIVER GARDEN TRACT	32-07-20-05	# PETERSEN GARY G & ARLENE J	# 1225 184TH AVE CT E SUMNER WA 98390		9780				385.0	2.975		\$12,600	85/12/03	64,545
952000-011-0	WHITE RIVER GARDEN TRACT	32-07-20-05	# PUGET SOUND POWER & LIGHT	# PUGET SOUND POWER BLDG BELLEVUE WA 98009		9700				385.9	1.06		\$30,000		
952000-012-0	WHITE RIVER GARDEN TRACT	22-07-20-05	# PETERSEN GARY G & ARLENE J	# 1225 184TH AVE CT E SUMNER WA 98390		6611				385.0	5.53	50.8%	\$113,800	85/12/03	64,545
952000-013-0	WHITE RIVER GARDEN TRACT	22-07-20-05	# MILLER OWEN P & JO ANN W	# RT 3 BOX 2786 SUMNER WASH 98390		1101 39 1	3 1			385.0	2,092	63.5%	\$21,500	68/01/01	
952000-014-0	WHITE RIVER GARDEN TRACT	22-07-20-05	# TYLER SAMUEL RICHARD	# 2850 TELEGRAPH AVE BERKELEY CA 94705		1101 50 1	2 1	1	G D	385.0	3,036	71.3%	\$78,300	74/01/01	344,206
952000-014-1	WHITE RIVER GARDEN TRACT	22-07-20-05	# TYLER SAMUEL RICHARD ETUX	# 1807 E VALLEY HWY E		9600				385.0	1.60		\$20,000	74/01/01	34,7498
952000-014-3	WHITE RIVER GARDEN TRACT	22-07-20-05	# PETERSEN GARY G & ARLENE J	# 1225 184 AVE CT E SUMNER WA 98390		1101 20 1	3 1			385.0	1,728	62.9%	\$92,000	86/03/01	650332
952000-015-1	WHITE RIVER GARDEN TRACT	22-07-20-05	# MCMAETER JAMES E & TYDNE M	# 3435 ALBURN WAY S #25 ALBURN WA 98002		9600				385.0	1.95		\$20,000	84/09/74	619910
952000-015-2	WHITE RIVER GARDEN TRACT	22-07-20-05	# DIERINGER SCHOOL DIST #343	# 1320 178TH AVE E SUMNER WA 98390		6800				385.9	5.04	89.3%	\$924,300		
952000-016-6	WHITE RIVER GARDEN TRACT	22-07-20-05	# POPE JOSEPH L & BARBARA G	# 1705 E VALLEY HWY E SUMNER WA 98390		1101 78 1	4 11	2	D C	385.0	2,452	72.9%	\$23,600		431322

ALL DATA HAS BEEN COMPILED FROM PUBLIC RECORDS AND SHOULD BE USED FOR GENERAL INFORMATION PURPOSES ONLY. REIL DOES NOT WARRANT THE ACCURACY OR INTERPRETATION OF THIS DATA.



# 952000-016-7 WHITE RIVER

C 7

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 REIL BY PARCEL NUMBER  
 USE YB TC #B BTH F B G W ZONE BLD FT #LWF LAND AV YR/MO/DL EXLISE  
 EI YN E A31 I S R T AREA# SORT/AC \$TOTAL AV LAST SALE DT WC  
 AL PS D T / / R M G R  
 RT ET S HAZ E T E F

TAX-ACCT-NO	CURRENT OWNER	NAME & ADDRESS	LOCATION	REIL	USE	YB	TC	#B	BTH	F	B	G	W	ZONE	BLD FT	#LWF	LAND AV	YR/MO/DL	EXLISE	
952000-016-7	POPE JOSEPH L & BARBARA G	1705 E VALLEY HWY E *SUMNER WA*98390*		9600	G												21,800	79/01/27	482151	
22-07-20-05	WHITE RIVER GARDEN TRACT																\$21,800		7,000	C
952000-016-3	KIBLINGER BILL E	1706 E VALLEY HWY *SUMNER WA*98390*		1101 76 2+	G												385.0	1,764	43	1*
22-07-20-05	WHITE RIVER GARDEN TRACT																385.0	1.00		
952000-014-9	KIBLINGER BILL E	1706 E VALLEY HWY *SUMNER WA*98390*		9600	G												385.0	4.33		
02-07-20-05	WHITE RIVER GARDEN TRACT																\$30,300			
952000-017-1	WOOD MAURINE J	1522 E VALLEY HWY *SUMNER WA*98390*		1152	G												385.0	17,860		53.3*
33-06-20-05	WHITE RIVER GARDEN TRACT																\$33,200			
952000-017-2	LYNN E POPE & VIRGINIA F, TRUSTEES	316 1ST AVE *ALGONVA WA*98001*		9600	G												385.0	1.06		
33-06-20-05	EAST TAPPS HWY																\$18,000	77/06/21	431314	900
952000-016-0	MC FIBERGLASS	1526 E VALLEY HWY *SUMNER WA*98390*		1100	D												385.0	2.20		
33-06-20-05	WHITE RIVER GARDEN TRACT																\$43,000	79/10/26	510373	41,000
952000-019-1	PARKS JAMES L	1417 E VALLEY HWY *SUMNER WA*98390*		9600	G												385.0	2.07		
33-06-20-05	WHITE RIVER GARDEN TRACT																\$15,700	76/00/00		2,800
952000-019-2	P & R ASSOCIATES	889 EVERGREEN DR *SUMNER WA*98390*		1101	G												385.0	2.59		
33-06-20-05	WHITE RIVER GARDEN TRACT																\$43,600	79/02/15	489930	29,000
952000-020-0	PARKS JAMES L	1417 E VALLEY HWY *SUMNER WA*98390*		1101 67 2+	G												385.0	2.352	80.2*	
33-06-20-05	WHITE RIVER GARDEN TRACT																\$84,200	72/01/01		22,500
952000-021-0	PETERSON GARY & IRVIN F ROUSE ETUX	889 EVERGREEN DR *SUMNER WA*98390*		1101 51 1	G												385.0	1.363	63.4*	
33-06-20-05	WHITE RIVER GARDEN TRACT																\$56,000	77/01/01		424182
952000-023-0	ROSARIO MAX	1315 E VALLEY HWY *SUMNER WA*98390*		1101 99 1	G												385.1	41.382		
33-06-20-05	WHITE RIVER GARDEN TRACT																\$52,700	66/01/01		8,677
952000-023-4	PETERSEN GARY G & ARLINE J	142 STATE HWY 5		9700	G												385.0	5.63		
33-06-20-05	WHITE RIVER GARDEN TRACT																\$36,800	85/12/03	645453	500,000
952000-023-5	P & R ASSOCIATES A LTD PART	899 EVERGREEN DR *SUMNER WA*98390*		6380	G												385.0	2.55		
33-06-20-05	WHITE RIVER GARDEN TRACT																\$706,400	90.6*		66,100

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952000-023-6 WHITE RIVER

07

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 USE YB TC #B BTH F B G W ZONE BLD FT #IMP LAND AV YR/MO/DA EXCISE  
 EI YN E A31 T S R T AREA# SOFT/LAC STOTAL AV LAST SALE DT MCL  
 AL PS D T / / R M G R  
 RT ET S H42 E T E F

952000-023-6 **PETERSON GARY G & ARIENE J** 9780 22,000  
 # 889 EVERGREEN DR E SUMNER WA\*98390\* \$22,000  
 \* 1402 STATE HWY 5 DIERINGE  
 WHITE RIVER GARDEN TRACT BEG AT INTER OF S LI OF TR 17 WITH WLY R/W LI OF STATE HWY #5 TH

~~952500~~ ~~WATMORES ERNEST~~

~~952500-001-0 OLIVER RUSSELL E & ALVA 1101 56.1 2.1 R 1,104.71.22 10,500 76/01/01 406198  
 14-03-19-06 # 436 PARK AVE BUCKLEY WA\*98321\* 045.0 6,300 \$36,500 19,750 W 165  
 165 SPRUCE ST  
 WATMORES ERNEST L 1 106/W PART VAC ST~~

~~952500-002-0 DEGRANT DOUGLAS P & NANCY C 1101 57.1 2.1 1 0 R 840.70.82 10,500 81/03/05 540276  
 14-03-19-06 # 175 SPRUCE ST BUCKLEY WA\*98321\* 045.0 6,300 \$55,900 42,000 W 165  
 WATMORES ERNEST L 2 106/W PART VAC ST~~

~~952500-003-0 DRAGOVICH ANTHONY 1101 68.1 3.1 1 A R 960.75.62 10,500 68/01/01  
 14-03-19-06 # PO BOX 350 BUCKLEY WA\*98321\* 045.0 6,300 \$39,800 16,950 101  
 \* 1496 MASON ST  
 WATMORES ERNEST L 3 106/W PART VAC ST~~

~~952500-004-0 FORLER LEONA M 1101 66.1 2.1 1 D R 1,002.76.32 10,500  
 14-03-19-06 # 1484 E MASON PO BOX 497 BUCKLEY WA\*98321\* 045.1 6,300 \$44,300  
 \* 1484 MASON ST  
 WATMORES ERNEST L 4 106/W PART VAC ST~~

~~952500-005-0 FORLER LEONA M 9600 R 045.0 6,300 \$8,500  
 14-03-19-06 # PO BOX 457 BUCKLEY WA\*98321\*  
 \* OFF MASON ST  
 WATMORES ERNEST L 5 106/W PART VAC ST~~

~~952500-006-0 FORLER LEONA M 0400 R 045.0 6,300 \$8,500  
 14-03-19-06 # PO BOX 497 BUCKLEY WA\*98321\*  
 \* OFF MASON ST  
 WATMORES ERNEST L 6 106/W PART VAC ST~~

953000 ~~WIBORGS NARROWS VIEW~~

~~953000-001-1 LINDGREN ARTHUR E 1101 58.1 3.2 1 3 A R1 3,401.79.62 36,000  
 33-23-21-02 # 4370 N LEXINGTON TACOMA WA\*98407\* 005.0 14,280 \$176,500  
 \* 4370 N LEXINGTON W-002-0  
 WIBORGS NARROWS VIEW L 1 & N 27 1/2 FT L 2 B 1~~

~~953000-003-0 BRACKETT W B 1101 52.1 4.4 1 4 A R1 4,119.74.32 72,000 66/01/01  
 33-23-21-02 # 915 6TH AVE TACOMA, WA\*98407\* 005.0 21,000 \$280,200 47,000  
 \* 4366 NO LEXINGTON ST TAC  
 WIBORGS NARROWS VIEW S 42 1/2 FT OF L 2, L 3 & N 1/2 OF L B 1~~

~~953000-005-1 CARL SDW REIBEN C 1101 51.1 4.4 3 A R1 4,600.79.42 48,800 58/01/02  
 33-23-21-02 # 4376 N LEXINGTON TACOMA WA\*98407\* 005.0 19,630 \$233,100 57,500  
 \* 4356 NO LEXITON  
 WIBORGS NARROWS VIE S 1/2 L 4, L 5 & N 30 FT L 6 B 1 SW OF SW 23-21-02E~~

~~953000-008-0 BOOTH ROBERT 1101 62.1 3.1 1 1 C R1 2,986.70.62 60,000 543264  
 33-23-21-02 # 4354 N LEXINGTON TACOMA WA\*98407\* 005.0 15,400 \$204,400  
 \* 4354 NO LEXINGTON ST TAC  
 WIBORGS NARROWS VIE S 40 FT OF L 6, L 7 B 1~~



LOT 6

32

LOT 7

PETERSEN

18

027-4

17

16

028-0

15

019-1

14

007-2

26

SW 6

T 20

ROAD 1,

SCHOOL 343,

FRD. 1, (W 0)

PETERSEN Brothers  
 2008 East Valley Hy E  
 Sumner 863-8136

PETERSEN, GARY G 863-6719  
 1225 184<sup>th</sup> AVE NE  
 Sumner

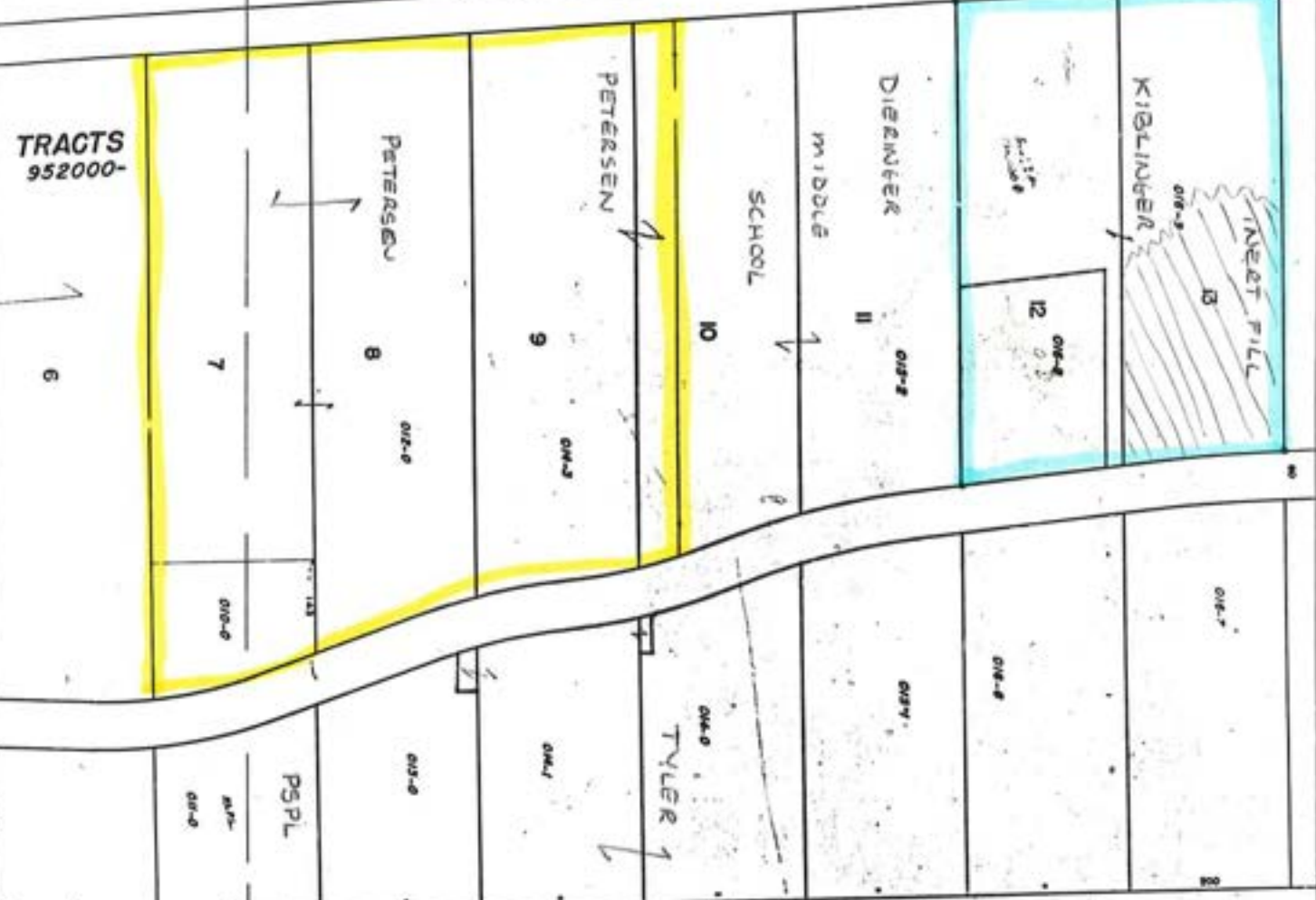
34

35

3-1

N.P. RY. CO. R/W

TRACTS  
952000-



Ralph Johns  
381-1498

1-24-89 9:30 SITE VISIT TO KIBLINGER FILL SITE

- SPOKE W/ MR. KIBLINGER, HAS SOME SURVEY PLANS OF DRAINAGE FOR THE AREA.
- Informed him he needs to submit plans of drainage to PLANNING
- DUMPING GOING ON WHILE I WAS ON-SITE SEVERAL DOUBLES CAME IN WITH CLEAN FILL ONLY, NO SOLID WASTE.
- EVIDENCE OF SOLID WASTE ON-SITE FROM PREVIOUS DUMPING, ABOUT 20-30 YARDS OF CONCRETE WASTE VISIBLE, LARGE STUMP AND SOME WOODWASTE AS WELL.
- ALL IN ALL THE SITE IS RELATIVELY FREE OF VISIBLE SOLID WASTE. BURIED CONCRETE AND ASPHALT IS ABUNDANT HOWEVER, FROM PREVIOUS INSPECTIONS AND COMPLAINANT OBSERVATIONS
- MR. KIBLINGER STATED NO SOLID WASTE (I.E. CONCRETE, ASPHALT) HAS BEEN DUMPED SINCE I INFORMED HIM OF THE REGULATIONS.
- PRESENT FILLING MAY BE A VIOLATION OF PUBLIC WORKS GRADING AND FILLING.
- TRUCKS LOADS EVERY 4-5 MINUTES OF CLEAN SOIL
- ON-SITE APPROX 30 MINUTES. NOTED SEVEN (7) DOUBLES WHILE ON SITE



APPLICATION FOR DISPOSAL SITE PERMIT

①

①

PIERCE COUNTY

PART I (All Sites)

APR 3 1988

1. Name of Site Bill Kiblinger

2. Address 1706 EAST Valley Hwy  
Sumner, Wa 98390

3. Owner of Record SAME

4. Operator SAME

5. Site Number 

--	--

 County 

--	--

 Serial 

--	--

6. Address SAME

7. Application Date 

0	4		2		8		8
---	---	--	---	--	---	--	---

 8. Location 

S	6		T		Z		O		N		R		S		E		W		M
---	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---	--	---

Year Month Day

PERMITS AND LAND SERVICES

9. Check Type of Site:

<input type="checkbox"/> Sanitary Landfill	<input type="checkbox"/> Land Spreading	<input type="checkbox"/> Shredding
<input type="checkbox"/> Industrial Landfill	<input type="checkbox"/> Drop Box	<input type="checkbox"/> Baling
<input type="checkbox"/> Transfer Station	<input type="checkbox"/> Composting	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Incinerator	<input type="checkbox"/> Resource Recovery	<u>INERT LANDFILL</u>

10. Is this an existing site?  Yes  No

PART II Governmental Approval

A. Have any other permits or approvals been applied for from:

	Yes	No	N/A		Yes	No	N/A
1. Municipality Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	6. a. Department of Ecology Discharge Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
<del>2.</del> 2. Planning Commission Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	b. Department of Ecology Flood Control Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
3. Shorelines Management, County Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	7. Department of Natural Resources; Surface Mining Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
4. Consistent with County Solid Waste Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	8. Fire Department Approval	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>
5. Department of Game/Fisheries Hydraulic Permit	<input type="checkbox"/>	<input type="checkbox"/>	<u>N/A</u>	9. Other _____ (Specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Local Health Department Use Only)

Final Approval Date 

--	--	--	--	--	--

  
Year Month Day

Approved by: \_\_\_\_\_

PART II - Governmental Approval (Continued)

B. Zoning

1. Classification of Site Area INDUSTRIAL
2. Enforcement Agency PIERCE COUNTY
3. Restrictions (If any) \_\_\_\_\_
4. Use of Adjacent Properties within a Quarter Mile (Check Appropriate Box)

	North	East	South	West
a. Residential		X		
b. Commercial				
c. Light Industrial	X		X	
d. Heavy Industrial				
e. Agricultural				
f. Mixed				
g. Other _____ (Specify)				

PART III - Solid Waste Characteristics

A. Type of Clientele Served: Private Estimated Number: N/A

B. Source or Type:

	Description (If necessary)	Present Volume (Tons)	Projected Volume (Ten Years) Tons
1.	Garbage		
2.	Rubbish		
3.	Ashes		
4.	Bulky wastes		
5.	Abandoned vehicles		
6.	Construction and demolition wastes		

PART III - Solid Waste Characteristics (Continued)

B. (Continued)

Description (If necessary)	Present Volume (Tons)	Projected Volume (Ten Years) Tons
7. Industrial wastes		
8. Hazardous waste		
9. Sewage treatment residues		
10. Street refuse		
11. Litter		
12. Agricultural waste		
13. Mining wastes		
14. Other (Specify) CONCRETE Clean Asphalt, fill	6000 yds	690,000 yds

C. Daily Waste Quantities:

	Volume	Weight
1. Estimated per customer daily waste quantities	N/A	N/A
2. Total maximum daily volume or weight	N/A	N/A
3. Total average daily volume or weight	N/A	N/A
4. Additional comments _____		

D. Daily Customer Traffic

	Number
1. Estimated number of transfer vehicles	N/A
2. Estimated number of municipal collection vehicles	
3. Estimated number of private collection vehicles	
4. Estimated commercial/industrial/special trucks	
5. Estimated residential pickup trucks/station wagons daily	
6. Estimated residential cars	
7. Additional comments _____	



---

PART IV - Soil and Geological Characteristics (All Sites)

---

A. Location:

Attach copy of USGS Topographical map to each copy of Application using 7.5 minute quadrangle map, if published.

1. Plot on topographical map the following on site or within one mile of outer perimeter of site:

	<u>Checkoff</u>
a.) Wells, water	_____
b. Springs	_____
c. Swamps	_____
d. Streams	_____
e.) Public water supplies	_____
f. Other bodies of water	_____
g. Underground or surface mines	_____
h. Mining spoil piles	_____
i. Irrigation canals	_____
j. Irrigation pools	_____
k. Mine pools and discharge points	_____
l. Gas and oil wells	_____
m. Other (specify)	_____

2. Describe the Topographical Setting \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Flood Plains:

1. Is the facility in the 100-year flood plain? \_\_\_ Yes \_\_\_ No
2. Size of watershed above the landfill is \_\_\_\_\_ acres.

C. Soils:

1. List all soil series and phases within site and approximate thickness.
2. List all soil series and phases to be used as cover material.
3. A copy of soil map or references to site location and source of cover material on published soil survey must be included.

PART IV - Soil and Geological Characteristics (All Sites) (Continued)

D. Geology: N/A

1. Glacial geology or

- a. Type(s) of deposit(s) \_\_\_\_\_
- b. Texture of deposit(s) \_\_\_\_\_
- c. Thickness of deposit(s) \_\_\_\_\_

2. Bedrock

- a. Type(s) \_\_\_\_\_
- b. Depth to \_\_\_\_\_
- c. Extent of weathering \_\_\_\_\_
- d. Name and age of formation(s) \_\_\_\_\_

E. Surface Water:

Yes      No

- 1. Will there be a discharge of leachate to surface waters?
- 2. Will leachate collection and treatment facilities be constructed?            
  - a. If yes, have you applied for Waste Discharge Permit?

3. Rainfall (in inches)

- a. Annual value      N/A |
- b. Peak 24-hour value      \_\_\_\_\_
- c. Peak 1-hour value      \_\_\_\_\_

F. Ground Water

- 1. Depth to ground water      2 feet
- a. How determined      Well log
- b. Seasonal variation      summer 6-7 feet

PART IV - Soil and Geological Characteristics (All Sites) (Continued)

F. Ground Water (Continued)

- c. If depth to ground water cannot be determined, it is recommended that a boring or well be drilled outside of, but adjacent to, the solid waste disposal area. Additional information on construction type and materials may be obtained from the regional office of the Department of Ecology.

Checkoff

- (1) Locate well on site map \_\_\_\_\_
- (2) Provide complete log (description of well) \_\_\_\_\_
- (3) Indicate method of drilling \_\_\_\_\_
- 2. Direction(s) of ground water movement \_\_\_\_\_
- 3. Discharge of ground water (indicate on topographical map) \_\_\_\_\_
  - a. Distance and direction of discharge point(s) \_\_\_\_\_
  - b. Name(s) of discharge point(s), i.e., springs, streams, etc. \_\_\_\_\_
  - c. Area tributary to discharge point(s) \_\_\_\_\_
- 4. Subsurface information: (Detailed information is needed on subsurface conditions for proper analysis of the site. This information on soils, geology, and ground water may be determined from deep cuts, borings and wells, backhoe pits, strip mines, quarries, natural outcrops, or road or railroad cuts). Describe location, detailed description and findings, and locate on topographic map, logs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 5. How was information determined? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PART V - Disposal Sites - Design and Operation

A. Detailed Plans and Maps of Disposal Site:

Submit one copy of each set of plans with each set of application forms.

1. Property Line Map

a. One map should indicate property lines of site, use of adjacent properties, all right of ways (fuel, power line, roads, etc.).

(1) If right of way exists, name of owner \_\_\_\_\_

(2) Does owner/operator own mineral rights?      \_\_\_ Yes      \_\_\_ No

(3) If not, name and address of owner of mineral rights.  
\_\_\_\_\_  
\_\_\_\_\_

2. Detailed topographic maps of the site should include the following. More than one map may be used to show the required information on site and within 1/4 mile perimeter of site.

	<u>Checkoff</u>
a. Scale 1":400' or larger	_____
b. Five-foot contour interval or less	_____
c. Location of access roads and roads on landfill	_____
d. Location of permanent fencing	_____
e. Location of weighing facilities/gate attendant	_____
f. Location of existing and proposed utilities (water, sewers, electricity, gas, telephone, etc.)	_____
g. Location of right of ways for power lines over 1 kv	_____
h. Location of discharge point of ground water	_____
i. Location and identity of monitoring wells	_____
j. Location and identity of other wells	_____
k. Direction of ground water flow (indicate all directions found)	_____
l. Fire protection facilities if beyond 1/4 mile, show on general topographic map	_____
m. Leachate collection and treatment facilities	_____
n. Employee facilities	_____
o. Equipment storage and repair buildings	_____
p. Salvaging facilities	_____
q. Buffer zone, plantings, etc.	_____
r. Location and identity of springs	_____
s. Location and identity of swamps	_____
t. Location and identity of streams	_____
u. Location and identity of fire hydrants	_____
v. Location and identity of fire ponds	_____
w. Diversion ditches and water control structures	_____
x. Lifts	_____
y. Cover stock piles	_____
z. Other (specify)	_____

PART V - Disposal Sites - Design and Operation (Continued)

3. Lift Design (landfill only)

Checkoff

- a. Total thickness of each lift
- b. Working grade of each lift
- c. Slope and width of working face
- d. Approximate time interval between lifts
- e. Sequence of lifts and cover usage in fill area
- f. Final slope sequence
- g. Cover supply sources
- h. Drainage and water control devices
- i. Other (specify)

N/A

4. Plans for Finished Site (Check each item included)

- a. Slope and contour
- b. Buildings
- c. Surface water management
- d. Road construction
- e. Revegetation procedure
- f. Final site maintenance
- g. Maps and a statement of fact recorded as part of deed with county auditor (WAC 173-301-310)
- h. Other (specify)

N/A

5. Leachate Collection and Treatment - Required?  Yes  No  
 Not at this time

N/A

- a. Location of collection and treatment facilities
- b. Cross sections and elevations of collection system
- c. Cross sections and elevations of treatment facilities
- d. Location of discharge points of treated leachate
- e. Comments

6. Location of proposed ground water monitoring points

N/A

- a. Number
- b. Depth
- c. Log of boring or well
- d. Sampling method
- e. Sampling frequency
- f. Comments

**PART V - Disposal Sites - Design and Operation (Continued)**

**B. General Plan of Operation. (Describe in addendum, check as completed.)**

- |                                  |                                     |                            |                                     |
|----------------------------------|-------------------------------------|----------------------------|-------------------------------------|
| 1. Proposed landfill method      | <input checked="" type="checkbox"/> | 13. Erosion control        | <input type="checkbox"/>            |
| 2. Schedule of filling           | <input type="checkbox"/>            | 14. Traffic control        | <input type="checkbox"/>            |
| 3. Site preparation              | <input type="checkbox"/>            | 15. Final cover            | <input checked="" type="checkbox"/> |
| 4. Designation of unloading area | <input type="checkbox"/>            | 16. Final slope            | <input type="checkbox"/>            |
| 5. Size of working face          | <input type="checkbox"/>            | 17. Revegetation procedure | <input type="checkbox"/>            |
| 6. Cell construction             | <input type="checkbox"/>            | 18. Final site maintenance | <input type="checkbox"/>            |
| 7. Compaction and cover practice | <input type="checkbox"/>            | 19. Record system          | <input type="checkbox"/>            |
| 8. Blowing litter control        | <input type="checkbox"/>            | 20. Salvaging system       | <input type="checkbox"/>            |
| 9. Surface water management      | <input type="checkbox"/>            | 21. Noise control          | <input type="checkbox"/>            |
| 10. Dust control                 | <input type="checkbox"/>            | 22. Employee facilities    | <input type="checkbox"/>            |
| 11. Gas venting provisions       | <input type="checkbox"/>            | 23. Vector control         | <input type="checkbox"/>            |
| 12. Road construction            | <input type="checkbox"/>            | 24. Other (specify)        | <input type="checkbox"/>            |

**PART VI - Operational Support**

**A. Employee Facilities:** Yes      No

Are employee facilities provided in accordance with (WAC 248-62)? \_\_\_\_\_ \_\_\_\_\_

**B. Disease - Vectors:**

1. Facility will apply daily cover. \_\_\_\_\_ \_\_\_\_\_

2. Facility will practice other techniques. \_\_\_\_\_ \_\_\_\_\_

Explain \_\_\_\_\_

\_\_\_\_\_

3. Control program for: Rodent, Fly, Bird? (circle) \_\_\_\_\_ \_\_\_\_\_

**C. Disease - Sewage Sludge and Septic Tank Pumpings:**

1. Are sewage sludge or septic tank pumpings to be applied to the land surface or incorporated into the soil? \_\_\_\_\_ \_\_\_\_\_

2. Are crops for human consumption to be planted within 18 months after application of waste? \_\_\_\_\_ \_\_\_\_\_

3. Will the waste be treated by a process to significantly reduce pathogens and is access controlled 12 months for the public, 1 month for grazing animals? \_\_\_\_\_ \_\_\_\_\_

**D. Air Quality:**

Will open burning of solid waste be practiced at the facility? \_\_\_\_\_ \_\_\_\_\_

Control program for odors? \_\_\_\_\_ \_\_\_\_\_

PART VI - Operational Support (Continued)

E. Safety - Gas:

Will methane or other explosive gases be generated? \_\_\_ Yes \_\_\_ No

If generated, how will they be controlled? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

F. Safety - Fire Protection:

1. Fire Department (Name and Address - Telephone) \_\_\_\_\_

Distance from site \_\_\_\_\_

2. Pond

a. Location \_\_\_\_\_

b. Volume of water \_\_\_\_\_

c. Elevation \_\_\_\_\_

3. Soil Stockpile

a. Location \_\_\_\_\_

b. Volume \_\_\_\_\_

4. Water Under Pressure

a. Location \_\_\_\_\_

b. Owner \_\_\_\_\_

c. Volume of water \_\_\_\_\_

d. Pressure \_\_\_\_\_

e. Distance to fire hydrant \_\_\_\_\_

5. Comments \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PART VI - Operational Support (Continued)

G. Safety - Bird Hazards to Aircraft:

1. Will the disposal facility be within 5,000 feet from any airport runway used by piston-type aircraft or 10,000 feet from any airport runway used by turbojet aircraft? \_\_\_\_\_
2. Does the facility receive putrescible wastes like food waste, sewage sludge, septic tank pumpings, animal manures, animal carcasses, etc.? \_\_\_\_\_

H. Safety - Access:

1. Will access of unauthorized persons into the facility be controlled? yes.  
How? Fence will be installed
2. Will authorized persons be controlled within the facility so as not to expose them to potential health and safety hazards? yes  
How? only owner will operate

I. Control Programs:

1. Dust control Water used to wet fill
2. Odor control N/A
3. Noise control Operation during daylight hours
4. Other N/A

J. Endangered Species: N/A

Is the facility within a critical habitat or the range of an endangered or threatened species as listed pursuant to the Endangered Species Act of 1973 (16 U.S.C. 1530 ET. Seq. as amended) in 50 C.F.R. Part 17?      Yes      No

K. Public Utilities

	On site Yes or No	Off site Yes or No	Distance from Site	Date Available
1. Electricity	✓	_____	_____	_____
2. Water	✓	_____	_____	_____
3. Sewage	✓	_____	_____	_____
4. Telephone	✓	_____	_____	_____
5. Other (explain)	_____	_____	_____	_____



PART VI - Operational Support (Continued)

L. Weighing and Measuring Facilities:

1. Scales

a. Description N/A

b. Location \_\_\_\_\_

c. Charges \_\_\_\_\_

2. Other (specify)

a. Type N/A

b. Description \_\_\_\_\_

c. Location \_\_\_\_\_

M. Records System (See Guide in Instructions):  Yes  No

Prepared by: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

PIERCE COUNTY  
ENVIRONMENTAL CHECKLIST

Goody

PERMITS AND LAND SERVICES

APR 13 1988

PIERCE COUNTY

Action: \_\_\_\_\_

Receipt: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

I. INTRODUCTION INFORMATION

1. Name of Proposal (if applicable): N/A
2. Proponent: \_\_\_\_\_
  - a. Contact Person: W.E. Kiblinger
  - b. Address: 1706 EAST Valley Hwy Sumner Wa 98390
  - c. Phone: 863-8422
3. Description of Proposal, including existing and proposed uses. (There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers in this section.)  
Inert solid waste (concrete, asphalt) as components of clean fill. Fill area adjacent to East Valley Hwy. This is an inert fill.
4. Location of Project:
  - a. Parcel Number: 952000-016-9
  - b. Address: 1706 EAST Valley Hwy
  - c. Adjacent land uses around the site: Dieringer middle school directly south. Commercial buildings north. Farm land to the west.
  - d. Legal Description: White River Garden Tract L12413
  - e. Current zoning or environment designation: INDUSTRIAL
  - f. Please attach a vicinity map showing nearby major streets.
5. Size of Project:
  - a. Acreage: 4.8 acres
  - b. Total square feet of building (include phases if applicable): N/A
6. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes explain: Not at this time
7. Proposed timing for completion of the proposal (include phasing if applicable):  
Two - three years
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: N/A

10. List of all Permits, Licenses, or Government Approvals for the proposal (Federal, State, and Local, including Rezones): \_\_\_\_\_

II. ENVIRONMENTAL IMPACTS

This Space For  
Agency Use Only

1. Earth.

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other Flat.

b. What is the steepest slope on the site (approximate percent slope)?

1%

c. What general types of soils are found on the site (for example; clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Semiahmoo muck

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. \_\_\_\_\_

f. Could erosion occur as a result of clearing, construction, or use? If so generally describe. NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? NO COVER, 0%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Fill will be compacted and seeded.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Some dust

during dumping and grading.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Water used to keep dust down.

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt-water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. NO.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work. NO
  3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material and/or disposal site. N/A
  4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. NO
  5. Does the proposal lie within a 100-year floodplain? If so, note floodplain location on the site plan.
  6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. NO
- b. Ground:
1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities of withdrawals or discharges if known. NO
  2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is/are expected to serve. NO waste material
- c. Water Runoff (including storm water):
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Water runoff will seep into ground or into drainage ditch.
  2. Will this project generate waste materials which, if not handled properly, could enter ground or surface waters? If so, generally describe. NO

d. Proposed measures to reduce or control surface, ground, and run-off water impacts, if any: Culvert will be installed near road to handle road runoff.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass will be covered.

c. List threatened or endangered plant species known to be on or near the site. NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Site will be reseeded to natural habitat

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: \_\_\_\_\_

mammals: deer, bear, elk, beaver, other: \_\_\_\_\_

fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

b. List any threatened or endangered animal species known to be on or near the site. NONE

c. Is the site part of a migration route? If so, explain.

NO

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

LAND will not require source of energy

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NO

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: N/A

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. NO

1. Describe special emergency services that might be required (for example, chemical spills or explosions). N/A

2. Proposed measures to reduce or control environmental health hazards, if any: Fence to keep people out

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, construction or production equipment, other)? Traffic on highway should have no affect.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction or production equipment, other)? Indicate what hours noise would come from the site.

Noise from trucks, and dozer used for grading. These are short-term.

3. Proposed measures to reduce or control noise impacts, if any: Work during daylight hours

8. Land and Shoreline Use

- a. Has the site been used for agriculture? If so, describe.

No

- b. Describe any structures on the site. None

- c. Will any structures be demolished? If so, what? No

- d. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No

- e. Approximately how many people would reside or work in the completed project? N/A

- f. Approximately how many people would the completed project displace?

NONE

- g. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- h. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: NONE

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. N/A
- c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas or chimneys; what is the principal exterior building material(s) proposed? N/A
- b. What views in the immediate vicinity would be altered or obstructed? N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? NONE
- b. Could light or glare from the finished project be a safety hazard, interfere with views, or affect wildlife? NO
- c. What existing off-site sources of light or glare may affect your proposal? NONE
- d. Proposed measures to reduce or control light and glare impacts, if any: N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? NONE
- b. Would the proposed project displace any existing recreational uses? If so, describe. NO
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, proposed for, or eligible for listing in national, state, or local preservation registers known to be on or next to the site? If so, generally describe. NO

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. N/A

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. EAST Valley Highway is main road providing access to site

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? NO, N/A

c. How many parking spaces would the complete project have? How many would the project eliminate? N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

NO

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NONE

g. Proposed measures to reduce or control transportation impacts, if any: N/A

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: N/A

b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity which might be needed. NONE, Electricity from meter



III. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Date: 4-12-88 Proponent: W. E. Kibbly

Date: \_\_\_\_\_  
Notary Public, in and for the State of Washington,  
residing at \_\_\_\_\_

(Seal)

EEW:CHECKLIST:10  
dlm

PIERCE COUNTY

ENVIRONMENTAL CHECKLIST

IV. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

This Space For Agency Use Only

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? \_\_\_\_\_

\_\_\_\_\_

Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

\_\_\_\_\_

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life? \_\_\_\_\_

\_\_\_\_\_

Proposed measures to protect or conserve plants, animals, fish, or marine life are: \_\_\_\_\_

\_\_\_\_\_

- 3. How would the proposal be likely to deplete energy or natural resources?

\_\_\_\_\_

Proposed measures to protect or conserve energy and natural resources are: \_\_\_\_\_

\_\_\_\_\_

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

\_\_\_\_\_

Proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_

\_\_\_\_\_

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? \_\_\_\_\_

\_\_\_\_\_

Proposed measures to avoid or reduce shoreline and land use impacts are: \_\_\_\_\_

\_\_\_\_\_

6. How would the proposal be likely to increase demands on transportation or public services and utilities? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

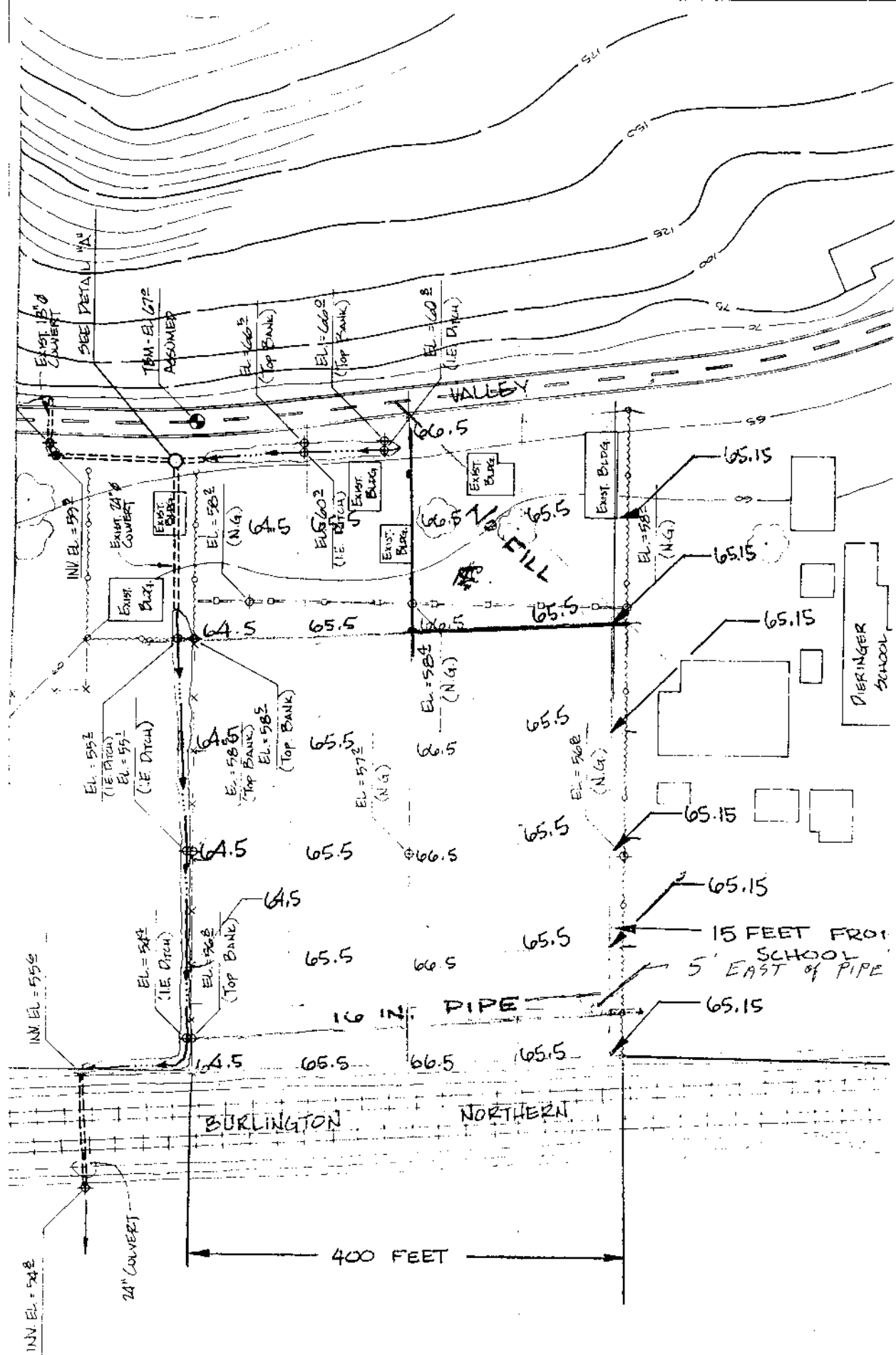
Proposed measures to reduce or respond to such demand(s) are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

dln  
EEW:CHECKLIST:10



JUNE 12, 1989

A Land Description

PARCEL 95200-016-8-9

WHITE RIVER GARDEN TRACT, THAT PART L12LY  
EVLVY OF STATE HWY 163-205 AS FOLL BEG SE  
COR L12

WHITE RIVER GARDEN TRACT L12 & 13LYE OF N.P.C.X.L

95200-016-8-9  
22-07-89  
BLINGER BILL E  
1706 E VALLEY HWY-SUMNER WA-98390  
1706 E VALLEY HWY E  
WHITE RIVER GARDEN TRACT THAT PART L 12 LY WLY OF STATE HWY#163 DESC AS FOLL BEG SE COR L 12  
95200-016-8-9  
02-07-89  
BLINGER BILL E  
1706 E VALLEY HWY-SUMNER WA-98390  
NEXT TO 1706 E VALLEY HWY  
WHITE RIVER GARDEN TRACT L 12 & 13 LY E OF N.P.C.X.L THAT PORTLY ELY OF WLY LI STATE HWY #5 E

1101 70 ct	A	U	1,174	65 1/2	25,600
			385.0	1.00	509,400
9020		G			
			385.0	4.35	530,900

B. TO BE FILLED FROM EXCAVATION FROM FOUTERS AND  
CONSTRUCTION SITES SKOM VALLEY

C. PLAN OF OPERATION

1. Have a 1150 CASE DOZEL to GRADE +  
compact which will be ON LOCATION  
AT ALL TIMES. FILL will be IN 12" to 24"  
LAYS IN ORDER to compact PROPERLY AND  
MAINTAIN IN top CONDHIUM

2. Fire HYDRANT next to property ON school  
property - to the LEFT OF PROPERTY -

3. TAPPS Fire Dept. 151.5 miles TELING 52-8300  
911

4. FIRE AID KIT IN SHIP BEHIND SMALL ENTRANCE  
TO THE LEFT.

*W.E. Koblitz*

6-12-89  
2:30 pm

Rich:

Mr & Mrs Koblitz came  
to meet with you at 2:30 pm.  
Attached are some copies of  
information you requested  
from Mr. Koblitz.

*Rich*

(Yes, the copies is scanning up!)

June 12, 1989

### A Legal Description

PARCEL 95200-016-8-9

WHITE RIVER GARDEN TRACT, THAT PART L124)

W/4LY OF STATE Hwy 163-265 AS FOLL BEG SE COR L12

WHITE RIVER GARDEN TRACT L124 BLYE OF NPC

PARCEL ELY OF WLY LI STATE HYS

95200-016-8-9	KIBLINGER BILL E						
92-07-20-05	# 1706 E VALLEY HWY+SUMMER WA#8300+	1101 TO 21					
	# 1706 E VALLEY HWY E						
95200-016-8-9	WHITE RIVER GARDEN TRACT THAT PART L 12 LY WLY OF STATE HWY#163 DESE AS FOLL BEG SE COR L 12						
92-07-20-05	# 1706 E VALLEY HWY+SUMMER WA#8300+	9600					
	NEXT TO 1706 E VALLEY HWY						
	WHITE RIVER GARDEN TRACT L 12 B 13 LY E OF NPC EXC THAT PORLY ELY OF WLY LI STATE HWY # 8						

B. TO B.C. WILSON FROM EXCHANGE SUBJECT TO L124 AND CONSTRUCTION SITES DOWN VALLEY

- C. PLAN OF CLEARANCE
- D. I HAVE A HISS CASE 30202 TO GRADUATE CAMPUS WHICH WILL BE ON LOCATION AT THE TIME THE ROAD BE BUILT BY THE STATE TO CROSS TO CORRAL SPRING AND UNDERPASS OVER THE ROAD
- E. FIRE HYDRANT ON THE PROPERTY ON THE PROPERTY TO THE LEFT OF THE PROPERTY - GARAGE TAPP'S FIRE DEPT. 1543 WINDS 1022.4 1022.8 1022.8
- F. THERE IS A KIT IN SHOP BEHIND SMALL COUNTRY STORE TO THE LEFT.

JUNE 12, 1989

9. Description

PARCEL 95200-016-8-9

WHITE RIVER GARDEN TRACT, THAT PART L12L;

WVLY OF STATE HWY 163- DESC AS FOLL BEG SE COR L 12  
GOR L 12

WHITE RIVER GARDEN TRACT L12X & LY E OF N.P.C

00-016-3	KIBLINGER BILL E						
7-20-05	1706 E VALLEY HWY SUMNER WA 98390	1101	10 00	A	6	1.1%	25.60
	1706 E VALLEY HWY E						
	WHITE RIVER GARDEN TRACT THAT PART L 12 LY WLY OF STATE HWY #163 DESC AS FOLL BEG SE COR L 12						
00-016-9	KIBLINGER BILL E						
7-20-05	1706 E VALLEY HWY SUMNER WA 98390	9600					
	NEXT TO 1706 E VALLEY HWY						
	WHITE RIVER GARDEN TRACT L 12 B 13 LY E OF N.P.C EXC THAT PORTLY ELY OF WLY LI STATE HWY #5 B						

to BE FILLED from EXCAVATION SROM FOOTERS AND  
CONSTRUCTION sites SROM VALLEY

PLAN OF OPERATION

I have a 1150 CASE DOZER to GRADE  
OR compact which will BE ON LOCATION  
AT ALL TIMES. FILL will BE IN 12" TO 24"  
LIFTS IN ORDER TO compact PROPERLY AND  
MAINTAIN IN top CONDITION

FIRE HYDRANT next to property ON SCH  
PROPERTY = to the LEFT OF PROPERTY -  
LAKE TAPPS. FIRE DEPT. 151.5 MILES TEL. NO 862-8  
02 911

FIRST AID KIT IN SHOP BEHIND SMALL ENTRANCE  
DOOR TO THE LEFT.

LOCATION: Parcel # 952000-016-8  
-017-3  
-017-4  
1706 East Valley Hwy.  
Sumner, WA 98390

Sec 7  
T 20N  
R 5E

NAME OF SITE/FILE: Kiblinges

SW PERMIT ISSUED: no permit

TYPE OF WASTE: concrete, asphalt, plastic, water heaters

EST. VOL. OF WASTE: Unknown

DATES OF CORRES: 3-4-88 thru 8-10-89

FILE CONTENTS: one small file containing maps, photos, application for permit, environmental checklist, five letters of correspondence, and memo.

SUMMARY OF FILE: On 4-6-88 Mr. Bill Kiblinges is contacted by letter from TPC&D regarding the filling of solid waste on his property. He indicated that in the future he would only use clean fill and a permit would not be necessary. Mr. Kiblinges continued the illegal dumping even while his neighbors were complaining to TPC&D and the prosecuter's office. He was prosecuted for the illegal dumping, but the charges were dropped/dismissed when he met the Department's requirements.



PIERCE COUNTY PARCEL LIST BY ACCOUNT NUMBER - PLATTED

ACCOUNT NUMBER	TAXPAYER/OWNER-NAME & MAILING ADDRESS	SITUS-ADDRESS-OR-LOCATION MAIL-7/P	USE ZONING UNIT LEGAL-DESCRIPTION	SALE-DATE/CD/PRICE	LAND-AMOUNT	APR-4	RECORDING NUMBER: 7/100	LOCATION: DIERINGER	ACCOUNT NUMBER - PLATTED
952000	WHITE RIVER GARDEN TRACTS								
006-1	WOODING RICHARD T ETAL	E VALLEY HWY W 001-0	9700 G	851021 W	25000				
	4407 184TH AVE E-SUNNER WA	98390	FOR L 2 LY ELY OF E LI OF CO RD SW 0			385			
006-2	DONIEGO PRISCILA H & FRANCES	2306 EAST VALLEY HWY E	1101 G		36100	102100			
	2306 EAST VALLEY HWY-SUNNER WA	98390	FOR L 2 LY W OF ST HWY & E OF NP R/W			385			
007-0	PUGET SOUND POWER & LIGHT	2210 EAST VALLEY HWY E	4813 G		747600	255000			
	PUGET POWER BLDG-BELLEVUE WA	98009	L 3 THRU 6 LY E OF N P R/W OPTG PROP			385			
008-0	CITY OF SUMNER	WHITE RIVER GARDEN TRACTS	8801 G	930517 W	5,000				
	777 MAIN STREET WORTH TX	76102	L 3 THRU 18 W OF N P R/W DC63488/26/		20100	123			
010-0	PETERSEN GARY G & ARLENE J	STATE HWY	9780 G	851203 W	300000				
	1225 184TH AVE CT E-SUNNER WA	98390	ELY 14.3 FT OF TR 7 LY W OF CO RD NE A		26800	385			
011-0	PUGET SOUND POWER & LIGHT	DIERINGER	9700 G		54000				
	PUGET POWER BLDG-BELLEVUE WA	98009	L 7 E OF CO RD 1.06 AC OPTG PROP TCO			385			
012-0	PETERSEN GARY G & ARLENE J	STATE HWY 5	6611 G	851203 W	300000				
	1225 184TH AVE CT E-SUNNER WA	98390	THAT PART TR 7 LY E OF N P R/W & W OF		241000	122300			
013-0	MILLER OREN P & JO ANN W	1921 E VALLEY HWY E	1101 G	680101	22500				
	RT 3 BOX 2786-SUNNER WASH	98390	THAT POR OF TR 8 LY E OF CO RD LESS		27400	60800			
014-0	TILER SAMUEL RICHARD	1807 E VALLEY HWY E	1101 G	740101	25000				
	1807 E VALLEY HWY E-SUNNER WA	98390	THAT PART OF TR 10 LY E OF STATE HWY		31800	93400			
014-1	TILER SAMUEL RICHARD ETUX	NEXT TO 1807 E VALLEY HWY	9600 G	740101	13500				
	1807 E VALLEY HWY E-SUNNER WA	98390	THAT PART OF TR 9 LY E OF STATE HWY		27100	385			
014-3	PETERSEN GARY G & ARLENE J	1820 & 1904 E VALLEY HWY	1197 G	860301 C	100000				
	1225 184 AVE CT E-SUNNER WA	98390	TR 9 & S 50 FT OF L 10 LY W OF STATE		152100	200			
015-1	POPE JOSEPH L & BARBARA G	1705 E VALLEY HWY	9600 G	840914 C	25000				
	1705 E VALLEY HWY E-SUNNER WA	98390	THAT POR L 11 LY ELY OF ELY LI EAST		29900	385			
015-2	DIERINGER SCHOOL DIST #343	1808 E VALLEY HWY #5	6800 G		197700	585800			
	1350 178TH AVE E-SUNNER WA	98390	TR 10 LESS S 50 FT & TR 11 BET NRRR			385			
016-6	POPE JOSEPH L & BARBARA G	1705 E VALLEY HWY	1101 G		36200	104600			
	1705 E VALLEY HWY E-SUNNER WA	98390	THAT POR OF TR 12 LY ELY OF WLY R/W			385			
016-7	WOLFEITER JAMES E & CYNDEE	1721 E VALLEY HWY	1101 G	790127 C	7000				
	1721 EAST VALLEY HWY E-SUNNER WA	98390	THAT POR OF TR 13 LY ELY OF WLY R/W		37300	112900			
016-8	RIBLINGER BILL E	1706 E VALLEY HWY E	1197 G		78400	33000			
	1706 E VALLEY HWY-SUNNER WA	98390	THAT PART L 12 LY WLY OF STATE HWY#1			385			
017-1	WOOD PELVIN JAMES SR & MAURI	1522 E VALLEY HWY SUNNER	1152		24500	20500			
	1522 E VALLEY HWY E-SUNNER WA	98390	N 100.06 FT OF E 178.4 FT OF THAT PO			385			

K 10

1706 E VALLEY HWY+SUMNER WA	98390	MM-SU-07-20-05	THAT PART L 12 LY WLY OF STATE HWY#1	385	7706210	900	28800	385	456.76	1.06
017-1 WOOD MELVIN JAMES SR & MAURJ	1522 E VALLEY HWY SUMNER	1152		24500	20500	385	12462.06	385	815.72	1.78
1522 E VALLEY HWY E+SUMNER WA	98390	MM-SU-06-20-05	N 100.06 FT OF E 128.4 FT OF THAT PO	385	931216 0	0	166900	385	12462.06	3.40

K 10

# TRW-REDI

Nationwide 1-800-345-7334

COPYRIGHT 1994 TRW REDI PROPERTY DATA, 625 ANDOVER PARK WEST, SUITE 515, SEATTLE, WA 98188 (206) 575-6700  
 TRW REDI PROPERTY DATA BELIEVES THE INFORMATION BELOW TO BE CORRECT, BUT DOES NOT WARRANT ITS ACCURACY.  
 THIS INFORMATION IS LEASED FROM AND REMAINS THE PROPERTY OF TRW REDI PROPERTY DATA.

## PIERCE COUNTY PARCEL LIST BY ACCOUNT NUMBER - PLATTED

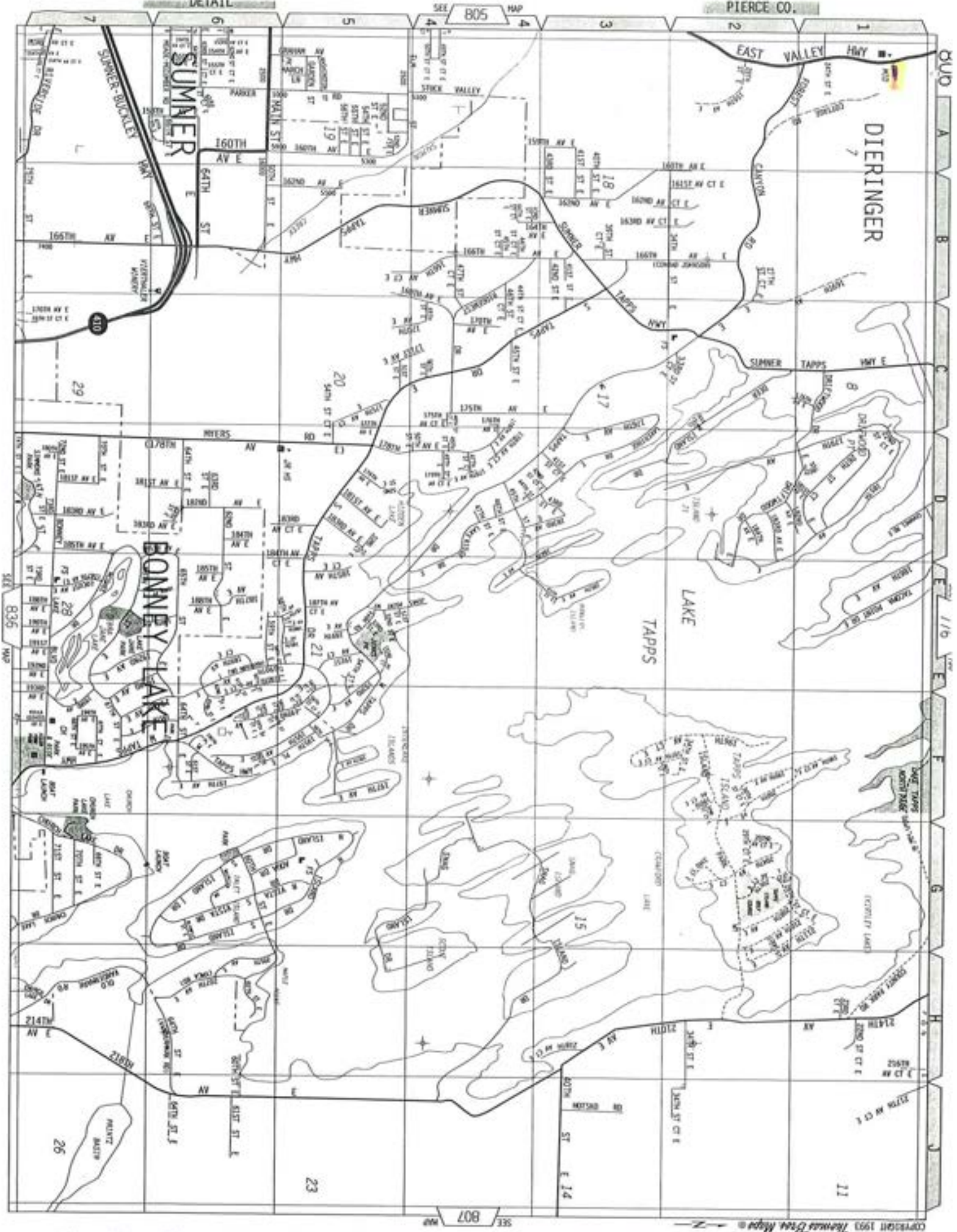
1994-95 EDITION

ACT-#	TAXPAYER/OWNER-NAME & MAILING ADDRESS	SITUS-ADDRESS-OR-LOCATION MAIL-ZIP	LOCATION: DIERINGER	USE ZONING UNIT LEGAL-DESCRIPTION	RECORDING NUMBER: 7/100	LAND-AV	IMP-AV AREA	LAND-VAL	IMP-VAL	AREA	SECT	FR
952000	WHITE RIVER GARDEN TRACTS											
017-2	LYNN E POPE & VIRGINIA E. TR	EAST TAPPS HWY 316 1ST AVE+ALGONA WA	98001	MM-SU-06-20-05	THAT PART OF TR 14 LY E OF STATE HWY	7706210	900	28800	385	456.76	1.06	
017-3	KIBLINGER WILLIAM E & KATHLE	1522 & 1526 E VALLEY HWY	98390	MM-MM-07-20-05	MM OF MM 7-20-05E L 12 LY E OF N9888	67300	100	67400	385	104400	2.66	
017-4	KIBLINGER WILLIAM E & KATHLE	1522 & 1526 E VALLEY HWY	98390	MM-MM-07-20-05	MM OF MM 7-20-05E L 13 LY E OF N9888	104400	385	104400	385	104400	2.66	
018-0	FR FIBERGLASS	1526 EAST VALLEY HWY E	98576	MM-SU-06-20-05	L 14 BEG AT INT OF N LI OF TR 14 BE	38100	31500	69600	385	1090.68	2.20	
019-1	PARKS JAMES L	1417 E VALLEY AVE W 020-0	98390	MM-SU-06-20-05	THAT POR OF L 15 WHITE RIVER GARDEN	760000	2800	35800	385	567.44	2.07	
019-2	PETERSEN FAMILY LP	1514 EAST VALLEY HWY E	98390	MM-SU-06-20-05	TR 15 EXC THAT POR LY ELY OF ELY LI	931216 0	0	42100	385	665.26	2.39	
020-0	PARKS JAMES L	1417 E VALLEY HWY E W 019	98390	MM-SU-06-20-05	L 16 LY E OF CO RD	720101	22500	41700	86500	128200	2.88	2352 67
021-0	PETERSEN FAMILY LP	1408 EAST VALLEY HWY E	98390	MM-SU-06-20-05	PART L 16 BEG ON NLY LI OF TR 16 WHE	931216 0	0	32400	58200	90600	1.0	1363 51
023-0	PETERSEN FAMILY LP	1315 E VALLEY HWY E	98390	MM-SU-06-20-05	THAT PART OF TR 18 N 105 FT OF THAT	931216 0	0	31000	40100	71100	1.0	1663 **
023-4	PETERSEN FAMILY LP	142 STATE HWY 5	98390	MM-SU-06-20-05	TR 17 & 18 LY ELY OF SUMER DIERINGE	931216 0	0	99300	385	1467.96	5.63	
023-5	P & R ASSOCIATES A LTD PART	1402 E VALLEY HWY E	98390	MM-SU-06-20-05	BEG AT INTER OF S LI OF TR 16 WITH E	0	0	166900	658900	825800	3.40	
023-6	PETERSON GARY G & ARLENE J	1402 STATE HWY 5 DIERINGE	98390	MM-SU-06-20-05	BEG AT INTER OF S LI OF TR 17 WITH W	0	0	55600	385	815.72	1.78	

952500 - WHITMORES ERNEST

RECORDING # 1760





CODE ENFORCEMENT

Notice of Disposition  
(From Prosecutor to Inspector)

TO: Rick Singer

DEPT./DIVISION: Tacoma-Pierce County Health Department, Solid Waste  
Dept.

FROM:  ROBIN JENKINSON, Deputy Prosecuting Attorney,  
946 County-City Building, Tacoma, WA 98402  
Telephone: 591-7742

DEFENDANT: WILLIAM KIBLINGER

CASE NO.: 89-667525-0

JUDGE: Commissioner Culpepper

DISPOSITION DATE: August 10, 1989

DISPOSITION: Dismissed as the defendant met the Department's  
requirements

RETURN DATE: -

JURISDICTION EXPIRES: -

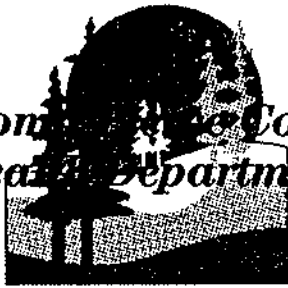
CODE ENFORCEMENT - 1

RECEIVED

AUG 15 1989

TACOMA-PIERCE CO. HEALTH DEPT.  
ENVIRONMENTAL HEALTH DIVISION

**Tacoma-Pierce County  
Health Department**



Alfred M. Allen, M.D., M.P.H.  
Director of Health

**B  
O  
A  
R  
D**

- JOE STORTINI — Pierce County Executive
- DOUG SUTHERLAND — Tacoma Mayor
- BARBARA SKINNER — Pierce County Councilmember

**M  
E  
M  
B  
E  
R  
S**

- GREG MYKLAND — Tacoma Councilmember
- M. JAMES WICKS, M.D. — Member-at-Large
- ALAN NYGAARD — Ex-officio Member, Sumner City Administrator  
Representing Pierce County Cities & Towns Association

July 27, 1989

Nancy Morgan  
Pierce County Public Works  
2401 South 35th Street  
Tacoma, WA 98409

Dear Ms. Morgan:

This letter is to summarize the results of our joint investigation of William Kiblinger's property at 1706 East Valley Highway on July 26, 1989.

Sixteen test holes were dug to determine the extent of solid waste present in the fill on this property. These holes revealed that the majority of the fill is clean dirt, however there is significant amounts of broken concrete along the outer edges of the fill. No other solid wastes were found in significant quantities to warrant additional action.

Mr. Kiblinger stated that he will no longer accept solid waste, including asphalt and concrete. Provided that no additional solid waste is deposited, the Tacoma-Pierce County Health Department will not require a solid waste permit for this site.

Should you have any questions, please contact me at 591-6474.

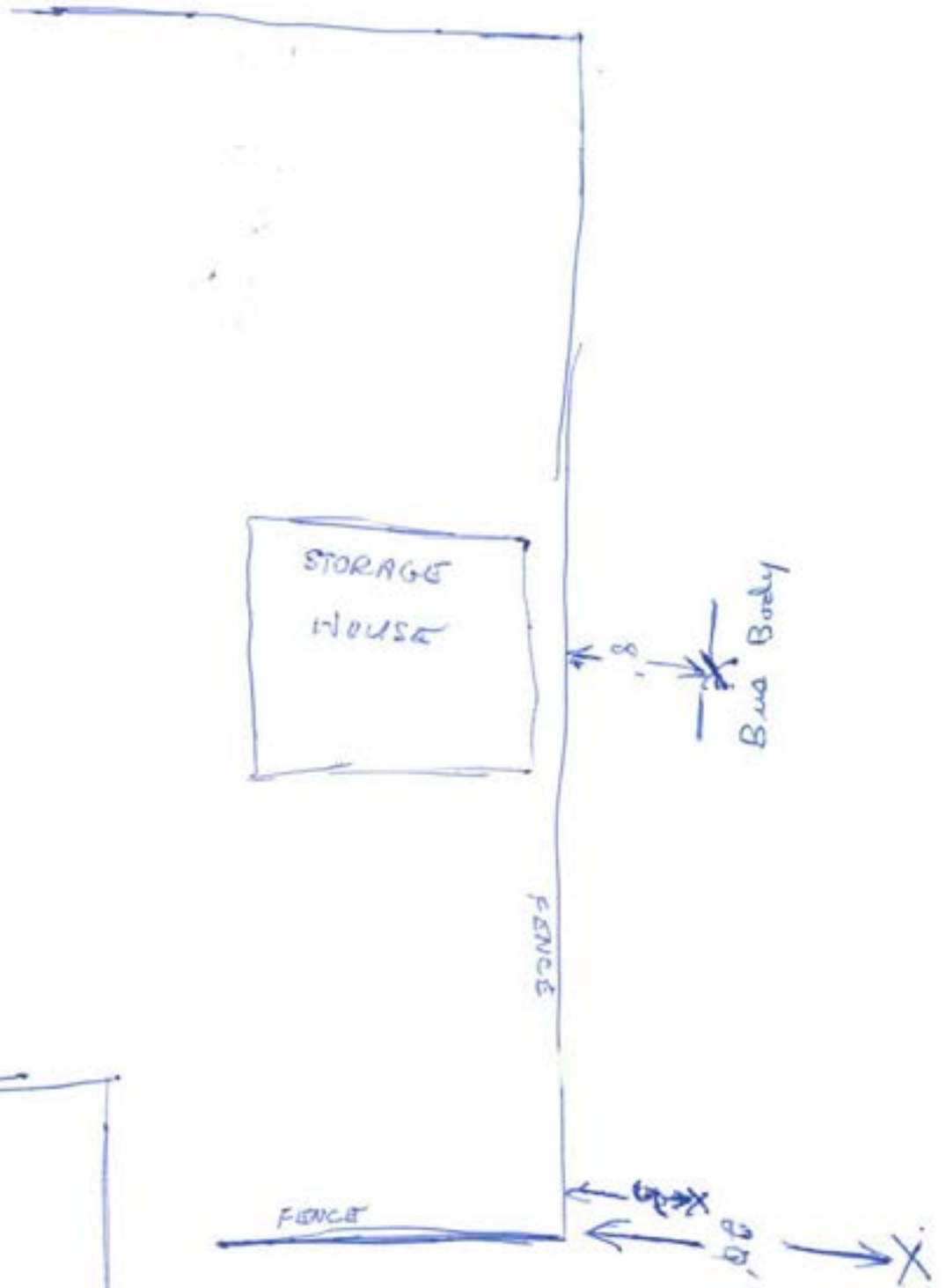
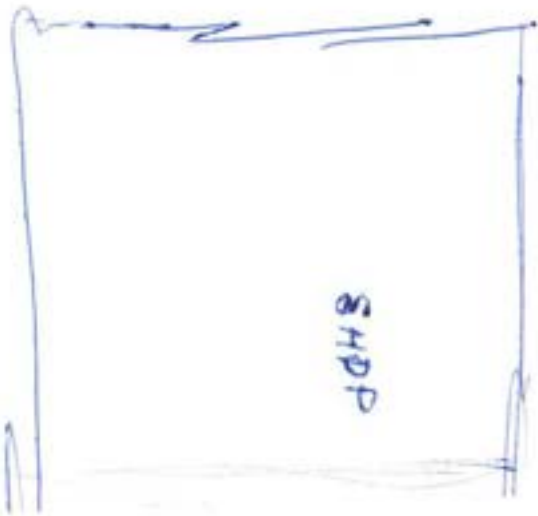
Sincerely,

A handwritten signature in cursive script that reads "Rick Singer".

Rick Singer, R.S.  
Environmental Health Specialist  
Waste Management Section  
Environmental Health Division

RS:jb

cc: Bill Kiblinger  
Jody Snyder, Acting Solid Waste Mgr, TPCHD  
Robin Jenkinson, Pierce County Deputy Prosecutor



7-18-89

Met with Mr. Kiblinger at his site today. Discussed the test holes I required in our earlier phone conversation. He wanted to know where I wanted holes dug. I told him I would need several holes in a grid pattern covering the entire site. He will challenge this through his attorney. He claims we have no basis for requiring the test holes.

Mr. Kiblinger also claimed that the business next door, Mr. Fiberglass, has several pollution discharges. I inspected Mr. Fiberglass. Found no discharges to the drainage ditch or visible contamination. They stated they use 1-55 gal drum of acetone every 2 months. About 5 gal. of solidified waste resin disposed into dumpster every 3 months. Recently inspected by PSAPCA; found no problems. TPCAD dyes on-site system over a year ago and found no leakage. Currently no running water of site.

Owners of Mr. Fiberglass, claim Kiblinger has been belligerent since they set up shop. They say that Kiblinger has run a sewer line through his property to the Stuck River underneath the RR tracks



7-18-89 (Cont.)

Both Co-owners are willing to testify in court.  
They mentioned that Kiblinger has a history of lawsuits.

Mr. Fiberglass

Co-Owners  
↓



7-18-89

Duane  
 Duane Wells  
 Co-owner Mr. Fiberglass  
 Sam Kuhuski - Co-owner  
 BAPCA Lawrence Thomsen  
 296-7330

1 drum of acetone per 2 month

waste resin, solidified put in dumpster

On-site septic system dged by Tom Gusak - Did not find a problem

No running water  
5-gallons / 3 months solidified resin.  
Polyester Resin, willing to testify

Kiblinger

3 houses on one septic system  
sewer lines that go to stuck river.

Dieringer school used to dump sewage into Stuck River  
5 gallons / every 3 months

Boz Glaser  
- Harold Smet 5403

Jim Kiblinger  
1706 E. Valley Hwy  
Sumner  
863-8422  
952000-016-9

concrete / Asphalt  
does not have a grade / filling

1706 E. V. Hwy  
- Bill Kiplinger -  
Chris Sherrod 922-3075

garbage cans -  
call Howard Stealy -  
or Richard Bisset

B. Kiblinger Fill 7-26-89  
9:30 AM 1706 E. VALLEY



## TEST HOLES

1. 6 feet - clean fill, concrete block near surface (1')
2. 7' - clean fill,
3. 7' 5" - small amount of roofing material and sheetrock at 7'
4. 6' 5" - small amount of roofing, ~~clay~~ sheetrock clean fill, concrete block near at about
5. 7' clean fill with several chunks of concrete
6. 6' 6" clean fill, some chunks of concrete
7. 7' clean fill
8. 7' clean fill
9. 3' Broken concrete, too hard to dig, rebar
10. 4' broken concrete, conduit too difficult to dig

11. Broken concrete, rebar

12.

13. lots of broken concrete  
tubing-metal,

14. 6' clean fill

15. 6' clean fill

16. 6' clean fill





1 24 '89











DOZER FEES  
TRUCK & PUP 5.00  
TRUCKS 10.00  
PICK UP 3.00  
863-8422

STOP

NO  
TRESPASSING

1 24 '89



















### Land Details

<b>Land Economic Area</b>	4054
<b>RTSQQ</b>	05-20-07-22
<b>Value Area</b>	PI4
<b>Square Footage</b>	116,000
<b>Acres</b>	2.663
<b>Front Foot</b>	200
<b>Electric</b>	Power Installed
<b>Sewer</b>	Sewer/Septic Installed
<b>Water</b>	Water Installed

### Sales History

Sorry, no sales available for display

### Map





# East Pierce Fire and Rescue

18421 Veterans Memorial Drive  
Bonney Lake, WA 98391

## INCIDENT

Incident Number	Incident Date	NFIRS Number	Incident Type
EPF23007902	08/19/2023	0007938	(140) - Natural vegetation fire, other

FDID	Station	Shift	District
27D22	114	A Shift	922143

Initial Dispatch Code  
SERVICE CALL

Alarms	Working Fire?	COVID-19 was a factor	Critical Incident	Critical Incident Team

Temporary Resident Involvement

Hazardous Materials Released

Action Taken 1  
(86) - Investigate

Action Taken 2  
(11) - Extinguishment by fire service personnel

## AID

Aid Given/Received  
(N) - None

## LOCATION

Location Type  
(3) - In front of

Address  
2008 EAST VALLEY Highway East, Sumner, Washington, 98390

Cross Street, USNG, or Directions	Latitude	Longitude	CensusTract
24TH ST E	47.23952400	-122.22626900	

Detector Alerted Occupant

Property Use	Mixed Use
(960) - Street, other	

## TIMES

PSAP Received	Dispatch Notified Time	Alarm Time
12:29:57, 08/19/2023	12:29:57, 08/19/2023	12:30:08, 08/19/2023

Arrival Time	Water on Fire Time	At Patient Time
12:43:26, 08/19/2023		

**TIMES**

Loss Stop Time	Controlled Time	Last Unit Cleared Time
_____	_____	14:15:08, 08/19/2023
Total On Scene Time	Total Incident Time	
1 hrs 31 mins 42 sec	1 hrs 45 mins 11 sec	

**COUNTS**

Counts Include Aid Received?  
**No**

<b>Suppression:</b>		<b>EMS:</b>		<b>Other:</b>	
Apparatus	Personnel	Apparatus	Personnel	Apparatus	Personnel
1	3	0	0	0	0

**LOSS**

<b>Property:</b>	<b>Content:</b>
Estimated Property Losses	Estimated Content Losses
<b>None</b>	<b>None</b>
Estimated Property Value	Estimated Content Value
_____	_____

**AUTHORIZATION**

**Report Writer:**

Name	Employee Number	Assignment	Authorization Date
SANDERFORD, COREY	1421	_____	_____

**Officer in Charge:**

Name	Employee Number	Assignment	Authorization Date
SANDERFORD, COREY	1421	_____	_____

**Quality Control:**

Name	Authorization Date
_____	_____

**INCIDENT NARRATIVE**

L113 for a Service Call on East Valley Hwy near Forest Canyon Rd. Reports of a tree across both the NB & SB lanes of East Valley Hwy. Arrived to find Sumner Pd on scene. There was tree approximately 1.5" in diameter across the roadway. On the east side of the roadway the tree had captured some communication line and it was holding the tree off of the ground approximately 5 feet. On the west side of the road part of the tree had broken off of and was caught in the power lines. The branch was smoldering and had some small flames from being in contact with the powerlines. SPD informed L113 that PSE had been contacted. L113 deployed 100' of wildland hose to extinguish the embers from the branch that were falling onto the side of the road. A couple of small spot fires were extinguished. The utility pole on the eastside of the road had been shifted by the tension on the communication line. The pole #570054 157164 is the affected pole. SPD set up road blocks on both sides of the incident. Sumner Shops arrived and we tied in with them. They stated that they had some more workers coming in to help remove the tree from the roadway once PSE secured the branch from the powerlines. The branch on the powerlines was shifted by the wind and does not appear to be a hazard. L113 shut down the wildland line and placed it back in service. As we completed this PSE and Sumner Shops arrived on scene. Scene was turned over to Sumner Shops.

FF/PM C Sanderford  
 1421  
 Created By: SANDERFORD, COREY

# Unit Reports

## L113

Use (1) - Suppression Responding From Quarters Priority Non-Emergent

Response Delays  
None/No Delay

Dispatch Time 12:30:08, 08/19/2023 Enroute Time 12:32:27, 08/19/2023 Arrival Time 12:43:26, 08/19/2023

At Patient Time \_\_\_\_\_ Clear Time 14:15:08, 08/19/2023 In District Time \_\_\_\_\_

Actions Taken:  
Investigate, Extinguishment by fire service personnel

Personnel  
JAY SMITH, ANDREW CRAIG, COREY SANDERFORD

# Fire Module

## SITE INFO

Alarms \_\_\_\_\_ Acres Burned \_\_\_\_\_ Resident Units In Bldg \_\_\_\_\_ Buildings Involved \_\_\_\_\_  
Hydrant Identifier \_\_\_\_\_ Estimated Water Usage \_\_\_\_\_

## IGNITION

Area of Origin  
(00) - Other area of fire origin

Heat Source  
(13) - Electrical arcing

Item First Ignited (72) - Light vegetation - not crop, including grass Fire Confined to Item? \_\_\_\_\_

Type of Material First Ignited  
\_\_\_\_\_

Cause of Ignition  
(2) - Unintentional


Factors Contributing to Ignition 1  
(60) - Natural condition, other

Human Factors Contributing to Ignition  
(N) - None

Est. Age of Person Involved \_\_\_\_\_ Gender of Person Involved \_\_\_\_\_

## EQUIPMENT

Equipment Involved in Ignition  
(211) - Electrical power (utility) line

 EQUIPMENT

Equipment Power Source

(11) - Electrical line voltage ( $\geq$  50 volts)

Equipment Portability

(2) - Stationary

Brand	Model	Serial Number	Year
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The following information must be submitted with this form to receive approval:

1. Site plan showing location of street, structures, and septic/pump tank(s).
2. Application fee
3. Signature from a licensed contractor certifying tank(s) have been abandoned in accordance with WAC 246-272A.
4. Documentation from a certified pumping company that septage has been removed in accordance with WAC 246-272A.

Validation

**RECEIVED**  
 NOV 26 2008  
 Tacoma-Pierce County  
 Health Dept

Property Owner Name: PSE

Site Address: 2005 Cottage RD E. Summer 98390

Mailing Address (if different from site): \_\_\_\_\_

Parcel #: 0520072004 Sewer Application #: \_\_\_\_\_

Number of Septic/Pump Tank(s) Decommissioned on Site: 1

Reason for Decommissioning: Demo Connection to public Sewer N/A Connection Date \_\_\_\_\_

- System Relocated (Attach this form to parent application. Fee will be waived.)
- Other \_\_\_\_\_

Name of Company Performing Decommissioning: ER Properties

Contractor's License #: ERPRO1\*060P6

Contractor's Mailing Address: 14102 LAKE TAPPS PARKWAY E. #1041 AMB 509  
Auburn, WA 98092

I am a licensed contractor in Pierce County, and I certify the septic/pump tank(s) at the site address listed above has been abandoned in accordance with WAC 246-272A.

Signature of Contractor [Signature] Date 11-26-08

**FOR HEALTH DEPARTMENT USE ONLY**

Approved  Yes  No Reviewed By Monica Rupp 12/8/08

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Decommissioning Purpose:**

To assure on-site sewage systems are properly abandoned to minimize potential health and safety hazards.

**Decommissioning Regulations:**

Washington State Department of Health Rules and Regulations WAC 246-272-0300 and Tacoma-Pierce County Board of Health Land Use Regulation Section 2:

1. Persons permanently removing a septic tank, sewage pit, cesspool, or other container from service shall:
  - A. Have the septage removed by an approved pumper;
  - B. Remove or destroy the lid; and
  - C. Fill the void with soil or gravel.
  - D. The Tacoma-Pierce County Health Department (TPCHD) must be notified in writing that decommissioning has been completed.

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**PROCESS:**

**To connect to public sewer or demolish a structure:**

1. Complete plan review application (if required) with appropriate sewer utility and obtain a sewer application number (if applicable);
2. Complete and submit TPCHD Septic/PumpTank Decommissioning Certification with appropriate fee;
3. Upon TPCHD approval of decommissioning certification, the TPCHD will maintain a database record and provide electronic storage of the documents.

**To abandon and replace a septic/pump tank:**

1. Submit remodel/repair application for new system with appropriate fee.
2. Complete Septic/Pump Tank Decommissioning Certification at TPCHD (fee will be waived). Attach certification to parent OSS application.

---

**Submittal package should include the following:**

1. Completed Septic/Pump Tank Decommissioning Certification form
2. Fee
3. Site Plan indicating location(s) of the decommissioned tank(s)
4. Pumping receipt from Certified Installation or Pumping Company
5. Sewer application # or Remodel/Repair application information

For more information please call 253 798-6470.



# McNel Septic Service, Inc

17617 SE 192nd Drive  
 Renton, WA 98058-9615  
 (425) 235-8669

INVOICE#

20103

Insp Date: 11-17-08

Name: <u>1/2 ER Properties</u>	
Address: <u>2005 Cottage Rd E.</u>	
City, State, Zip: <u>Sumner Wa. 98390</u>	
Phone: <u>Christine @ 253-735-4100</u>	AMOUNT
<u>1 Locate + Pump out septic tank for Decommission</u>	
<u>1200 + Gals @ .31 per</u>	<u>372.00</u>

Signature of Certified Technician: Vernell K. Stigen, O&M Cert. # CI000 1938  
Vernell K. Stigen

Tax		<u>Resale</u>
Total		<u>372.00</u>

Property Appears Occupied - Septic System in Use:  Yes  No  
 Community System:  Yes  No Community System Name: \_\_\_\_\_

Billed out 11-17-08

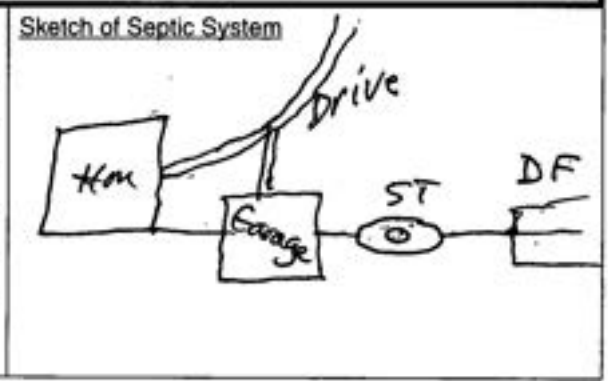
<b>Septic Tank or Trash Tank</b> First Comp: Scum <u>10</u> (Inches) Sludge <u>16</u> (Inches) Tank Size <u>1000</u> (Gallons) Liquid Level Normal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>High</u> Pumping Done <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Sand Filter</b> Drawdown _____ (Inches/Minutes) Head/Squirt Ht <u>N/A</u> (Inches) (If Tested) Liquid Level Normal <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Timer/Counter</b> Timer Setting ON _____ Min <u>N/A</u> Sec Timer Setting OFF _____ Hrs _____ Min Cycle Counter Reading
<b>Pump Tank</b> Drawdown <u>N/A</u> (Inches/Minute) Tank Size <u>N/A</u> (Gallons) Liquid Level Normal <input type="checkbox"/> Yes <input type="checkbox"/> No Pumping Done <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Aerobic Treatment Unit</b> Make _____ Unit OK per Mfg Spec <input type="checkbox"/> Yes <input type="checkbox"/> No Compressor Working <input type="checkbox"/> Yes <input type="checkbox"/> No Disinfection Unit OK <input type="checkbox"/> Yes <input type="checkbox"/> No	

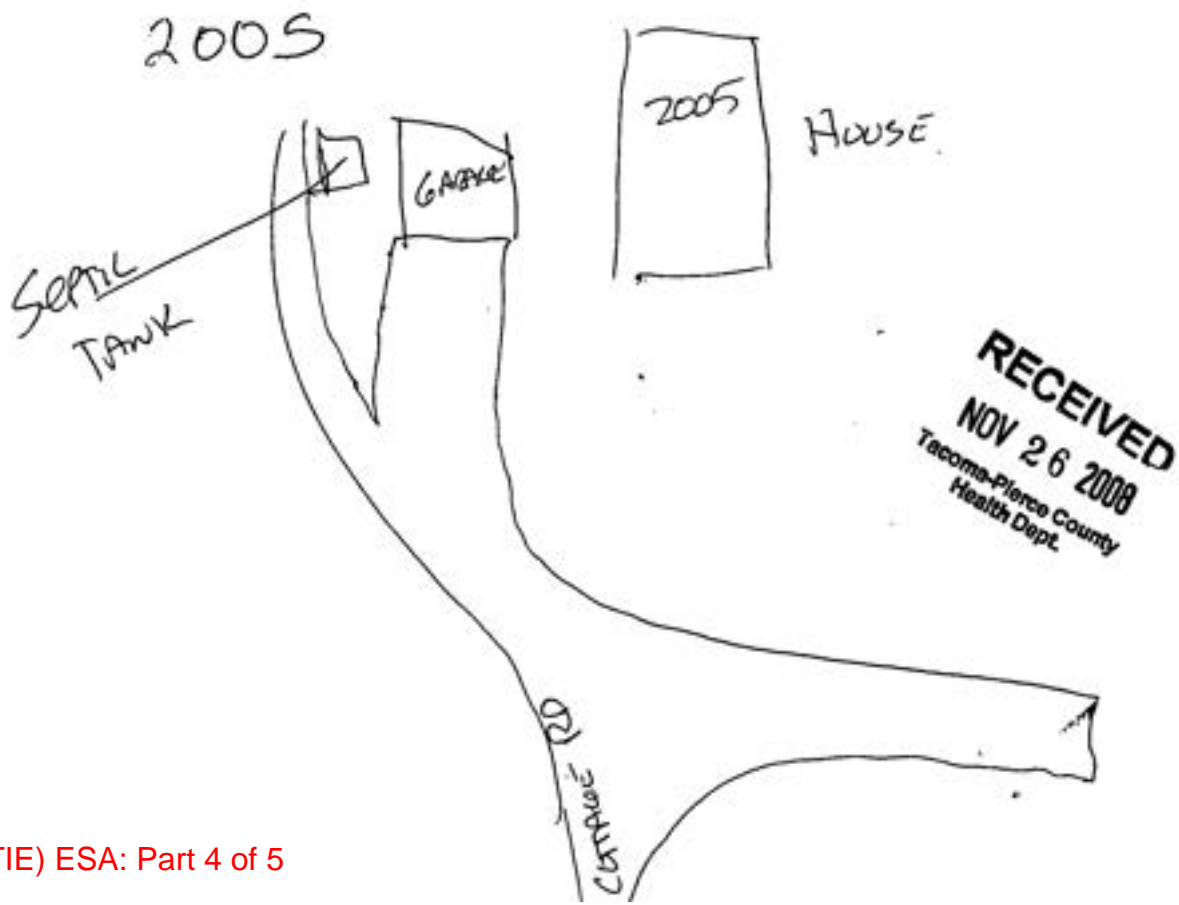
<b>Disposal Area</b> Head/Squirt Ht _____ (Inches) (If Tested) Lines Jetted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Terralift Used <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>ALL SYSTEM COMPONENTS IN GOOD WORKING CONDITION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Comment Required) <b>DISPOSAL AREA DRY AND IN GOOD CONDITION?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Comment Required)
---	--

**RECEIVED**  
 NOV 26 2008  
 Pierce County  
 Health Dept.

Comments/Maintenance Items Needed  
System to be Demoid  
Home to be Demoid

Maintenance Done?  Yes  No  
 Property Owner/Manager Notified?  Yes  No





SR0134041 ✓



08-05249

# SEPTIC/PUMP TANK DECOMMISSIONING CERTIFICATION



Tacoma, Pierce County

The following information must be submitted with this form to receive approval:

Health Department

Validation
11/26/2008 8:43:56 AM
Clerk 6-Y1
Septic tank Decommissioning
\$130.00
Receipt #124436
ck # 15528 ER Properties

1. Site plan showing location of street, house, garage, and other structures, and septic/pump tank(s)
2. Application fee (\$130)
3. Documentation and signature (on the space provided below) from a licensed contractor certifying tank(s) have been abandoned in accordance with WAC 246-272
4. Documentation from a certified pumping company that septage has been removed in accordance with WAC 246-272.

**RECEIVED**  
NOV 26 2008  
Tacoma-Pierce County  
Health Dept.

Property Owner Name: PUGET SOUND ENERGY

Site Address: 2118 COTTAGE RD E SUMNER WA 98390

Mailing Address (if different from site): 1402 LAKE TAPPS PARKWAY E #104 PMS 509 AUBURN, WA 98092

Parcel #: \_\_\_\_\_ Sewer Application #: \_\_\_\_\_

Number of Septic/Pump Tank(s) Decommissioned on Site: ONE

Tank Material: Concrete Fiberglass \_\_\_\_\_ Other \_\_\_\_\_

Reason for Decommissioning: ABANDONING HOUSE Connection to public Sewer NO Connection Date \_\_\_\_\_

\_\_\_\_\_ System Relocated (Attach this form to parent application. Fee will be waived.)

\_\_\_\_\_ Other \_\_\_\_\_

Name of Company Performing Decommissioning: ER PROPERTIES INC

Contractor's License #: ER PRO #06096

Contractor's Mailing Address: 1402 LAKE TAPPS PKW E #104 PMS 509 AUBURN WA 98092

I am a licensed contractor in Pierce County, and I certify the septic/pump tank(s) at the site address listed above has been abandoned in accordance with WAC 246-272.

Signature of Contractor 11/26/08 Date

### FOR HEALTH DEPARTMENT USE ONLY

Approved  Yes  No Reviewed By: Monica Rappas 12/8/07

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



2118



**RECEIVED**  
NOV 26 2008  
Tacoma-Pierce County  
Health Dept.



# McNel Septic Service, Inc

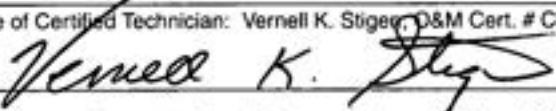
17617 SE 192nd Drive  
 Renton, WA 98058-9615  
 (425) 235-8669

INVOICE#

20102

Insp Date: 11-17-08

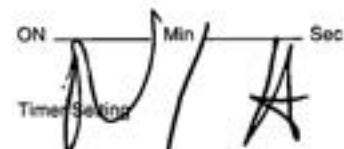
Name: <u>96 E.R. Properties</u>	
Address: <u>2108 Cottage Rd E ? Approx</u>	
City, State, Zip: <u>Sumner wa 98390</u>	
Phone: <u>Christone @ 253-735-4100</u>	AMOUNT
<u>1 Pump out septic tank for Decomission</u>	
<u>1100 + gals @ .31 per</u>	<u>341.00</u>

Signature of Certified Technician: Vernell K. Stiger, D&M Cert. # CI000 1938  


Tax		<u>Rosale</u>
Total		<u>341.00</u>

Property Appears Occupied - Septic System in Use:  Yes  No  
 Community System:  Yes  No Community System Name: \_\_\_\_\_

Billed out 11-17-08

<p><b>Septic Tank or Trash Tank</b></p> <p>First Comp: Scum <u>6</u> (Inches)          Sludge <u>18</u> (Inches)          Tank Size <u>1000</u> (Gallons)          Liquid Level Normal <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <u>High</u>          Pumping Done <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Sand Filter</b></p> <p>Drawdown _____ (Inches/Minutes)          Head/Squ. Ht. <u>N/A</u> (Inches) (If Tested)          Liquid Level Normal <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Timer/Counter</b></p> <p>Timer Setting</p> <p>ON _____ Min _____ Sec            Timer Setting</p> <p>OFF _____ Hrs _____ Min</p> <p>Cycle Counter Reading _____</p>
<p><b>Pump Tank</b></p> <p>Drawdown <u>N/A</u> (Inches/Minute)          Tank Size <u>N/A</u> (Gallons)          Liquid Level Normal <input type="checkbox"/> Yes <input type="checkbox"/> No          Pumping Done <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><b>Aerobic Treatment Unit</b></p> <p>Make _____          Unit OK per Mfr Spec <input type="checkbox"/> Yes <input type="checkbox"/> No          Compressor Working <input type="checkbox"/> Yes <input type="checkbox"/> No          Disinfection Unit OK <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

**RECEIVED**  
 NOV 26 2008  
 Tacoma-Pierce County Health Dept.

**Disposal Area**

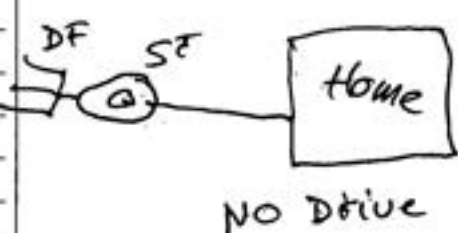
Head/Squ. Ht. N/A (Inches) (If Tested)  
 Liquid Level  Yes  No  
 Terralift Used  Yes  No

**ALL SYSTEM COMPONENTS IN GOOD WORKING CONDITION?**

Yes  No (Comment Required)

**DISPOSAL AREA DRY AND IN GOOD CONDITION?**

Yes  No (Comment Required)

<p><b>Comments/Maintenance Items Needed</b></p> <p><u>System to be Demo'd</u>  <u>Home to be Demo'd</u></p>	<p><b>Sketch of Septic System</b></p> 
<p>Maintenance Done? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          Property Owner/Manager Notified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	

# Septic System

<u>RECORD_ID</u>	<u>FACILITY_ID</u>	<u>SUBDIV_ID</u>	<u>ADDITION</u>	<u>BLOCK_NO</u>	<u>LOT_NO</u>	<u>APPLICATION_DATE</u>	<u>STATUS</u>	<u>RATE</u>	<u>DEPTH</u>	<u>KEY1</u>
ON0202184						06/08/2010	N - Received			
<u>PE</u>					<u>OWNER_NAME</u>	<u>BUSINESS_NAME</u>				
0624 - O&M FSE/Commercial Renewal Small					Cascade Water Alliance	Cascade Water Alliance				
<u>O_ADDRESS1</u>					<u>O_ADDRESS2</u>	<u>O_CITY</u>	<u>O_STATE</u>	<u>O_ZIP</u>		
11400 SE 8th St STE 440						BELLEVUE	WA	98004		
<u>O_COUNTRY_CODE</u>	<u>O_PHONE</u>	<u>O_EXT</u>	<u>O_EMAIL</u>	<u>SITE_ADDRESS</u>						
				XXX 169th AVE E						
<u>P_STREET_NUMBER</u>	<u>P_HYPHEN_FRACTION</u>	<u>P_STREET_DIR</u>	<u>P_STREET_NAME</u>	<u>P_STREET_TYPE</u>	<u>P_POST_DIRECTIONAL</u>					
XXX			169th	AVE	E					
<u>P_STREET_UNIT_TYPE</u>	<u>P_STREET_UNIT</u>									
<u>P_ADDRESS2</u>	<u>P_ADDRESS3</u>				<u>P_CROSS_STREET</u>					
<u>P_CITY</u>	<u>P_STATE</u>	<u>P_ZIP</u>	<u>P_COUNTRY_CODE</u>	<u>APN</u>	<u>STR</u>	<u>BEDROOMS</u>	<u>TUB</u>	<u>REPAIR</u>		
Buckley	WA			0520071007		0	N			
<u>BASEMENT_PLUMBING</u>	<u>CLOTHES_WASHER</u>	<u>GARBAGE_DISPOSAL</u>	<u>SITE_LOCATION</u>	<u>DWELLING_TYPE</u>	<u>EST_WATER_USE</u>	<u>WATER_SOURCE</u>				
N	N	N		1 - Commercial						
<u>SEPTIC_SYSTEM_TYPE</u>	<u>SEPTIC_TANK_CAP_BUILT</u>	<u>SEPTIC_TANK_CAP_PERMITTED</u>	<u>SEPTIC_TANK_CAP_UNITS</u>	<u>DISPOSAL_FIELD_LENGTH_P</u>						
<u>DISPOSAL_FIELD_LENGTH_B</u>	<u>DISPOSAL_FIELD_LINES</u>	<u>DISPOSAL_FIELD_WIDTH_P</u>	<u>DISPOSAL_FIELD_WIDTH_B</u>	<u>TRENCH_DEPTH_P</u>	<u>TRENCH_DEPTH_B</u>					
<u>CLOTHS_WASH_LENGTH_P</u>	<u>CLOTHS_WASH_LENGTH_B</u>	<u>CLOTHS_WASH_LINES</u>	<u>CLOTHS_WASH_WIDTH_P</u>	<u>CLOTHS_WASH_WIDTH_B</u>	<u>SPA_LINE_LENGTH_P</u>					
<u>SPA_LINE_LENGTH_B</u>	<u>SPA_LINE_LINES</u>	<u>SPA_LINE_WIDTH_P</u>	<u>SPA_LINE_WIDTH_B</u>	<u>LEVEL_HEADER</u>	<u>PUMPS_USED</u>	<u>AEROBIC</u>	<u>MAKE</u>			
				N	N	N				
<u>MODEL</u>	<u>MFG_NO</u>	<u>REPAIR_DATE</u>	<u>GRAVEL_LESS_PIPE_DP</u>	<u>GRAVEL_LESS_PIPE_DB</u>	<u>GRAVEL_LESS_PIPE_LP</u>	<u>GRAVEL_LESS_PIPE_LB</u>				
<u>GRAVEL_LESS_PIPE_LINES</u>	<u>PERMITTED_BY</u>	<u>PERMITTED_DATE</u>	<u>INSPECTED_BY</u>	<u>INSTALLED_BY</u>	<u>INSTALLED_DATE</u>					
<u>APPROVED_DATE</u>	<u>INSPECTION_DATE</u>	<u>REINSPECTION_DATE</u>	<u>DATE_SENT_TO_PLAN</u>	<u>UDF_LAT_OLD</u>	<u>LOT_SIZE</u>	<u>DISTRICT</u>				



ABSORP\_AREA\_PERMITTED ABSORP\_AREA\_BUILT ABSORB\_AREA\_UNITS REDUCTION\_ALLOWED\_PERMITTED REDUCTION\_ALLOWED\_BUILT

TOTAL\_NUM\_CHAMBERS\_PERMITTED TOTAL\_NUM\_CHAMBERS\_BUILT WORKING\_DEPTH\_PERMITTED WORKING\_DEPTH\_BUILT WORKING\_DEPTH\_UNITS

SETBACK\_WELL\_TO\_TANK SETBACK\_WELL\_TO\_AB\_FIELD DEPTH\_TO\_BEDROCK DEPTH\_TO\_MAX\_GROUNDWATER DEPTH1 DEPTH2

DEPTH3 DEPTH4 SOIL\_TYPE1 SOIL\_TYPE2 SOIL\_TYPE3 SOIL\_TYPE4 IS\_PROFESSIONAL\_ENGINEER PROFESSIONAL\_ENGINEER\_NAME

N

ENTERED\_DATE ENTERED\_BY UPDATE\_DATE UPDATE\_BY UDF\_LON\_OLD PERMIT\_NO CENSUS

06/08/2010 PMCMURTR 07/31/2019 EMC DANIE

LOCATION CITY\_CODE FINAL\_INSP\_BY FINAL\_INSP\_DATE FIXTURE\_NO MFG\_CODE UNITS

CONTRACTOR\_CODE SP\_NUMBER SP\_DIAMETER SP\_DEPTH DF\_ROCK\_BELOW\_LINE DF\_TONS\_OF\_ROCK LAST\_TOUCHED SPLIT

7/31/2019 11:56:49AM

FAX EMAIL UDF\_LATITUDE\_OLD UDF\_LONGITUDE\_OLD JURISDICTION

INSPECTION\_CODE ACCOUNT\_ID BILLING\_STATUS DISCOUNT\_CODE DISCOUNT\_DATE

00 - Not Applicable

08 - Active, Exempt from notification

DESIG\_EMPLOYEE ONSITE\_IDENTIFIER STATUS\_CHANGED\_DATE FAX\_EXT

Equipment Buildings

07/26/2010

GIS\_LATITUDE GIS\_LONGITUDE GIS\_ELEVATION UDF\_STATE\_WATER UDF\_CSM\_MASTNO UDF\_CSM\_EXPR\_DATE UDF\_CSM\_FINALED\_DATE

47.238680000 -122.215900000

UDF\_CSM\_ISSUED\_DATE UDF\_OM\_PERMIT\_DATE UDF\_OM\_EXPIRE\_DATE UDF\_OM\_PAID\_DATE UDF\_APPR UDF\_WITHIN\_ULID

UDF\_CRITICAL\_AREA UDF\_OP\_PERMIT UDF\_COMM\_SYS UDF\_CASNO UDF\_LOT\_SIZE UDF\_PROP\_SIZE UDF\_PRC\_LOT

1,675,753

UDF\_PRC\_SUBDIV UDF\_PRC\_BLOCK UDF\_NUM\_PROP\_SIZE UDF\_STATEWATER UDF\_COMPONENT UDF\_WASTEWATER\_FLOW

UDF\_FT\_LOCATION UDF\_THREE\_YR\_EXP\_DATE UDF\_TWO\_YEAR\_EXP\_DATE UDF\_OSS\_APPROVE\_DATE

UDF\_WATER\_APPROVAL\_DATE UDF\_CASE\_STUDY UDF\_WASTE\_STRENGTH UDF\_WEB\_ID UDF\_ONSITE\_ID UDF\_NOINHOUSEHOLD UDF\_AS\_BUILT\_FOUND

UDF\_LASTPUMPEDDATE UDF\_USE UDF\_DRAINFIELDSETBACK UDF\_NOFARMANIMALS UDF\_WATERSHED

UDF\_SS\_SCHED\_DATE   UDF\_FIRST\_NOTICE   UDF\_SECOND\_NOTICE   UDF\_FINAL\_NOTICE   UDF\_RECORDING\_DATE   UDF\_LAST\_OM\_EVAL

04/22/2010

UDF\_SURVEY\_DATE   UDF\_NEXT\_OM\_EVAL   UDF\_DECISION\_DATE   UDF\_EXTENSION   GEOCODESTATE

UDF\_CASCADE\_WATER\_ALLIANCE

4/21/2013 12:00:00AM

UDF\_COMMENT



ABSORP\_AREA\_PERMITTED ABSORP\_AREA\_BUILT ABSORB\_AREA\_UNITS REDUCTION\_ALLOWED\_PERMITTED REDUCTION\_ALLOWED\_BUILT

TOTAL\_NUM\_CHAMBERS\_PERMITTED TOTAL\_NUM\_CHAMBERS\_BUILT WORKING\_DEPTH\_PERMITTED WORKING\_DEPTH\_BUILT WORKING\_DEPTH\_UNITS

SETBACK\_WELL\_TO\_TANK SETBACK\_WELL\_TO\_AB\_FIELD DEPTH\_TO\_BEDROCK DEPTH\_TO\_MAX\_GROUNDWATER DEPTH1 DEPTH2

DEPTH3 DEPTH4 SOIL\_TYPE1 SOIL\_TYPE2 SOIL\_TYPE3 SOIL\_TYPE4 IS\_PROFESSIONAL\_ENGINEER PROFESSIONAL\_ENGINEER\_NAME

N

ENTERED\_DATE ENTERED\_BY UPDATE\_DATE UPDATE\_BY UDF\_LON\_OLD PERMIT\_NO CENSUS

07/31/2009 BCOSTELL 10/13/2011 bcostell

LOCATION CITY\_CODE FINAL\_INSP\_BY FINAL\_INSP\_DATE FIXTURE\_NO MFG\_CODE UNITS

CONTRACTOR\_CODE SP\_NUMBER SP\_DIAMETER SP\_DEPTH DF\_ROCK\_BELOW\_LINE DF\_TONS\_OF\_ROCK LAST\_TOUCHED SPLIT

10/13/2011 1:04:10PM

FAX EMAIL UDF\_LATITUDE\_OLD UDF\_LONGITUDE\_OLD JURISDICTION

INSPECTION\_CODE ACCOUNT\_ID BILLING\_STATUS DISCOUNT\_CODE DISCOUNT\_DATE

04 - Active, exempt from billing

DESIG\_EMPLOYEE ONSITE\_IDENTIFIER STATUS\_CHANGED\_DATE FAX\_EXT

07/31/2009

GIS\_LATITUDE GIS\_LONGITUDE GIS\_ELEVATION UDF\_STATE\_WATER UDF\_CSM\_MASTNO UDF\_CSM\_EXPR\_DATE UDF\_CSM\_FINALED\_DATE

47.239870000 -122.221350000

UDF\_CSM\_ISSUED\_DATE UDF\_OM\_PERMIT\_DATE UDF\_OM\_EXPIRE\_DATE UDF\_OM\_PAID\_DATE UDF\_APPR UDF\_WITHIN\_ULID

UDF\_CRITICAL\_AREA UDF\_OP\_PERMIT UDF\_COMM\_SYS UDF\_CASNO UDF\_LOT\_SIZE UDF\_PROP\_SIZE UDF\_PRC\_LOT

2656724

UDF\_PRC\_SUBDIV UDF\_PRC\_BLOCK UDF\_NUM\_PROP\_SIZE UDF\_STATEWATER UDF\_COMPONENT UDF\_WASTEWATER\_FLOW

UDF\_FT\_LOCATION UDF\_THREE\_YR\_EXP\_DATE UDF\_TWO\_YEAR\_EXP\_DATE UDF\_OSS\_APPROVE\_DATE

UDF\_WATER\_APPROVAL\_DATE UDF\_CASE\_STUDY UDF\_WASTE\_STRENGTH UDF\_WEB\_ID UDF\_ONSITE\_ID UDF\_NOINHOUSEHOLD UDF\_ASBUILTFOUND

UDF\_LASTPUMPEDDATE UDF\_USE UDF\_DRAINFIELDSETBACK UDF\_NOFARMANIMALS UDF\_WATERSHED

UDF\_SS\_SCHED\_DATE   UDF\_FIRST\_NOTICE   UDF\_SECOND\_NOTICE   UDF\_FINAL\_NOTICE   UDF\_RECORDING\_DATE   UDF\_LAST\_OM\_EVAL

UDF\_SURVEY\_DATE   UDF\_NEXT\_OM\_EVAL   UDF\_DECISION\_DATE   UDF\_EXTENSION   GEOCODESTATE   UDF\_CASCADE\_WATER\_ALLIANCE

UDF\_COMMENT



*The Riley Group, Inc.*

---

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**PREPARED BY:**

**THE RILEY GROUP, INC.  
711 ST. HELENS AVENUE, SUITE 204  
TACOMA, WASHINGTON 98402**

**PREPARED FOR:**

**MS. SANDRA RAMSEY  
HERITAGE BANK  
1005 WOOD AVENUE  
SUMNER, WASHINGTON 98390**

**RGI PROJECT NO. T2011-071**

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**PETERSEN BROTHERS, INC.  
1808 TO 2008 EAST VALLEY HIGHWAY EAST  
SUMNER, WASHINGTON 98390  
TAX PARCEL NOS. 9520000101, 9520000121,  
9520000143 AND 9520000152**

**OCTOBER 28, 2011**

---

**SERVING THE PACIFIC NORTHWEST**

*North Puget Sound, Corporate Office  
17522 Bothell Way Northeast, Suite A  
Bothell, Washington 98011  
Phone 425.415.0551 • Fax 425.415.0311*

*South Puget Sound Office  
711 St. Helens Avenue, Suite 204  
Tacoma, Washington 98402  
Phone 253.565.0552 • Fax 253.460.2981*

*Eastern Washington and Oregon Office  
1838 South Washington Street  
Kennewick, Washington 99337  
Phone 509.586.4840 • Fax 509.586.4863*

## Executive Summary

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The Riley Group, Inc. (RGI) has performed this Phase I Environmental Site Assessment (ESA) for the Petersen Brothers, Inc. property located at 1808 to 2008 East Valley Highway East, Sumner, Pierce County, Washington (hereafter referred to as the Site). No historical addresses were identified for the Site; however, East Valley Highway East was formerly known as Beardsley Avenue and/or State Highway 5. The Site consists of four contiguous parcels of land totaling approximately 15.42 acres (Pierce County tax parcel numbers 9520000101 9520000121, 9520000143 and 9520000152) and is predominantly occupied by Petersen Brothers, Inc. A few additional small businesses occupy office space on the northern parcel. The taxpayer for the central and two southern Site parcels was reported by the tax assessor as *Gary G. and Arlene J. Petersen*. The taxpayer for the northern Site parcel was reported as *Dieringer School LLC*.

This Phase I ESA was performed to identify recognized environmental conditions (RECs) and business environmental risks (BERs) in accordance with the scope of work and procedures included within the Code of Federal Regulations Title 40 Part 312 (40 CFR 312) and American Society for Testing and Materials Standard Practice E1527-05 (ASTM E1527-05). RGI understands that Heritage Bank has requested that this Phase I ESA be conducted to evaluate risks associated with the ownership and/or resale of the Site.

Detailed information is provided within the text of the following Phase I ESA. This Executive Summary, including findings, opinions, conclusions, and recommendations is not to be relied upon separately from the complete Phase I ESA.

### USE OF THE SITE

#### *Northern Parcel History*

The existing gymnasium and the original portion of the existing school building were constructed in 1921 and 1928, respectively. At approximately the same time, a former single-family residence had been built on the eastern portion of the parcel that housed the school principal and some classrooms. In the 1950s, the former residence was relocated to the central Site parcel and two side wings were added to the existing school building. The school closed in approximately 1994 and the buildings were vacant for approximately three years. The Petersens purchased the parcel in 1997 and converted it into the existing business park.

#### *Central Parcel History*

The central parcel was used as farmland for hops, rhubarb and blackberries from at least 1944 through 1955, when the former northern parcel residence was relocated onto this parcel. In the 1980s, the parcel began to be used by Petersen Brothers for lay-down materials storage and truck parking. The former residence was demolished (by fire department practice burn) in the mid-1990s. The lot was paved in 2002.

#### *Southern Parcels History*

The southern parcels were used as farmland for hops, rhubarb and blackberries from at least 1944 through 1969, when the existing Building A service garage was built for Petersen Brothers. A former grocery and produce store was also located on the southeast corner of the Site from at least 1944 through the 1970s, when it was demolished. Building B service garage was built in 2002 and Building A was converted to storage.

### *Current Site Use*

The western third of the Site is used by Petersen Brothers for lay-down material storage. The remainder of the northern parcel is occupied by Dieringer Business Park, which is occupied by various businesses offices and a gymnasium. The eastern portion of the central parcel is used by Petersen Brothers for parking of its low-boy and other semi trucks. The southern parcels are used by Petersen Brothers for semi truck and punch auger truck parking, truck maintenance, repair and washing activities, fueling and lay-down material storage.

### **RECONNAISSANCE**

RGI performed a reconnaissance on October 13 and 17, 2011. No groundwater monitoring wells, suspicious concrete or asphalt patches, dry wells, stressed vegetation, or suspect odors were observed. The Site is serviced by two separate septic systems, one on the northern parcel and one on the southern parcels.

Three existing USTs were observed at the Site fuel center, including one 12,000-gallon diesel UST and one 15,000-gallon diesel UST located in a common excavation west of the dispensers. The fuel pumps are located beneath the canopy and included two Gasboy dual-dispenser units consisting of a main dispenser and a satellite (“slave”) dispenser, each on opposite pump islands, designed to fuel both side compartments of a semi truck.

In addition, one 2,000-gallon waste oil UST is located north of the dispensers in a separate excavation. The USTs are inspected and tested regularly. No leaks, spills or overfills have been identified associated with the existing UST systems.

Petersen Brothers stores, handles and disposes of various automotive fluids including petroleum products, antifreeze and degreasers. The business includes several aboveground storage tanks (ASTs) and other assorted automotive fluid containers. All chemicals and wastes associated with this operation appear to be currently managed properly.

### **REGULATORY RECORDS REVIEW**

Petersen Brothers was listed on Ecology’s UST, leaking UST (LUST), Independent Cleanup Report (ICR), and Manifest databases as well as EPA’s Resource Conservation and Recovery Act (RCRA) database as a Conditionally Exempt Small Quantity Generator of hazardous waste (CESQG) associated with its hazardous waste generation activities, active USTs, and a reported petroleum hydrocarbon release from four former USTs. Based on our field observations and records review, the current handling practices associated with these wastes are not considered a significant risk to the Site at this time. Based on the age of the current USTs (1999) and review of the fuel system records (including tightness tests), the existing UST systems are not considered a significant risk to Site soil and/or groundwater quality at this time.

The remaining listings pertain to a petroleum hydrocarbon release to soil and groundwater at the Site that was identified during UST replacement activities in 1999. Four former USTs were removed from two common excavations the Site in 1999. The fuel UST nest included one 1983-vintage 8,000-gallon gasoline UST and one 1983-vintage 10,000-gallon diesel fuel UST. The waste oil UST nest included one 1969-vintage 2,000-gallon waste oil UST (originally contained diesel fuel but converted to waste oil in 1983) and one 1969-vintage 500-gallon abandoned diesel fuel UST. The former USTs were located in the existing fuel nest locations. The extent of the release from both USTs nests has not been defined and the waste oil release has not been adequately characterized to-date. The remedial effort was granted a conditional closure by Tacoma-Pierce County Health Department but remains unresolved with Ecology.



Several other properties within one mile of the Site were listed on various federal and/or state environmental regulatory databases. However, due to the nature of the database listings, media affected, property status, distance from the Site, and/or inferred groundwater flow direction, these properties are not considered by RGI as a risk to Site soil and/or groundwater quality at this time.

#### CONCLUSIONS AND RECOMMENDATIONS

RGI has performed a Phase I ESA in conformance with the scope of work required by 40 CFR 312 and ASTM E1527-05 for the Petersen Brothers, Inc. property located at 1808 to 2008 East Valley Highway East, Sumner, Pierce County, Washington.

Based on our Phase I ESA findings, no RECs according to ASTM E1527-05 were identified in connection with the Site or its setting, except the following:

- **Former On-Site USTs:** Four USTs were removed from the Site in 1999, including one 8,000-gallon gasoline UST and one 10,000-gallon diesel fuel UST in a common excavation and one 2,000-gallon waste oil UST (originally contained diesel fuel but converted to waste oil in 1983) and one 500-gallon diesel fuel UST in a separate common excavation. Gasoline- and diesel-range TPH and benzene were confirmed in soil and/or groundwater at concentrations above applicable MTCA Method A cleanup levels. Based on the sampling performed to-date, the potential exists for adversely-affected soil and/or groundwater to remain at the Site. In addition, the waste oil excavation has not been adequately assessed for all potential waste oil contaminants. The cleanup effort remains unresolved with Ecology and is, therefore, considered a REC for the Site at this time.
- **Southern On-Site Septic System:** The southern parcel septic drainfield was installed in 1969 along with one of the septic tanks located north of Building A. The septic tank associated with Building B was installed in 2002 and connected to the 1969-vintage drainfield. Based on the historical truck repair activities performed in Building A, the potential discharges to the drainfield on the south parcel are considered a significant risk to Site soil and/or groundwater quality at this time.
- **Punch Auger Truck Parking Area:** Petersen Brothers owns several “punch auger trucks” that are parked on a concrete pad on the southern parcel. A trench drain was observed in the concrete pad with oil observed in the trench. The drain was connected to an oil-water separator next to the west side of the pad. Significant staining was observed in the vicinity of the trench drain and associated oil-water separator. The concrete pad was poured in 2004. The quality of the soils underlying the pad and in the vicinity of the trench drain and oil-water separator system are not known and considered a significant risk to Site soil and/or groundwater at this time.
- **Building A Waste Oil Piping:** Oils and lubricants were stored in metal totes on racks in Building A. A drip tray beneath the racks collects oil, which is conveyed through piping to the existing waste oil UST. The waste oil from the drip tray has historically been conveyed to either the existing or the former waste oil UST since at least 1983. The concrete beneath the drip tray was stained with oil, and the piping run, a portion of which runs below ground, could not be thoroughly inspected. The waste oil discharges along this conveyance for nearly 30 years are considered a significant risk to Site soil and/or groundwater quality at this time.

- **Concreted Drains:** Two floor drains in Building A service bays were observed to be sealed with concrete. The drains were likely formerly connected to the existing septic system. Historical discharges to these drains are considered a significant risk to Site soil and/or groundwater quality at this time.

In addition, the following BER was identified:

- Soils excavated from the former UST nests in 1999 were transported to an off-Site gravel pit owned and operated by the Petersen family. The final disposition of these soils was not included in the records reviewed. Since the soils no longer remain on the Site, this is not considered a REC at this time. However, potential liability exists associated with the ultimate end use of the soils.

RGI recommends additional investigation in the vicinity of the above-mentioned suspect areas to determine whether subsurface soil and/or groundwater conditions have been adversely affected. The Site should also be entered into Ecology's Voluntary Cleanup Program (VCP) to resolve the active LUST listing. In addition, the final disposition of the soils excavated in 1999 should be documented.

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# 1 Introduction

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The Riley Group, Inc. (RGI) has performed this Phase I Environmental Site Assessment (ESA) for the Petersen Brothers, Inc. property located at 1808 to 2008 East Valley Highway East, Sumner, Pierce County, Washington (hereafter referred to as the Site, Figure 1). No historical addresses were identified for the Site; however, East Valley Highway East was formerly known as Beardsley Avenue and/or State Highway 5.

The Site consists of four contiguous parcels of land totaling approximately 15.42 acres. The Site is predominantly occupied by Petersen Brothers, Inc. A few additional small businesses occupy office space on the northern parcel. The taxpayer for the central and two southern Site parcels was reported by the tax assessor as *Gary G. and Arlene J. Petersen*. The taxpayer for the northern Site parcel was reported as *Dieringer School LLC*.

The Phase I ESA was performed on behalf of Heritage Bank, which authorized the Phase I ESA on October 3, 2011.

## 1.1 PURPOSE

This Phase I ESA was performed to identify recognized environmental conditions (RECs) and business environmental risks (BERs) associated with the Site in accordance with the scope of work and procedures included the Code of Federal Regulations Title 40 Part 312 (40 CFR 312) and American Society for Testing and Materials Standard Practice E1527-05 (ASTM E1527-05).

RECs and BERs, as defined by ASTM E1527-05, are described below:

The term “recognized environmental condition” means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into buildings on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The term “business environmental risk” refers to a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

Other definitions used herein, as defined by ASTM, are provided in Appendix B for reference.

RGI understands that Heritage Bank has requested that this Phase I ESA be conducted to evaluate risks associated with the ownership and/or resale of the Site. This Phase I ESA was performed in compliance with the all appropriate inquiry (AAI) codified in 40 CFR 312. Completion of this Phase I ESA may qualify Heritage Bank for Landowner Liability Protections (LLP) from CERCLA liability, provided that continuing obligations for LLP status are fulfilled.

## 1.2 SCOPE OF WORK

RGI's scope of work for this Phase I ESA included the following tasks:

- Reconnaissance of the Site and cursory reconnaissance of adjoining properties.
- Interviews with knowledgeable persons regarding the Site and/or nearby properties.
- Comment on polychlorinated biphenyls (PCBs), underground storage tanks (USTs), and aboveground storage tanks (ASTs).

- Review of historical building department records, tax assessor records, city directories, topographic maps, aerial photographs, real estate and fire insurance plat maps, geologic maps, and water/resource protection well log records, where available and applicable.
- Submit to Heritage Bank and the owner of the Site the ASTM User Questionnaire.
- Review of state and federal databases of contaminated facilities or facilities that use hazardous materials within ASTM parameters in the vicinity of the Site.
- Review of Washington Department of Ecology (Ecology) files for the Site and/or adjoining/nearby properties that are considered a potential threat to the Site's soil and/or groundwater quality, if any.
- Review of any previous environmental reports prepared by others for the Site and/or adjoining/nearby properties (as provided to RGI by Heritage Bank or obtained by RGI).
- Preparation of this final Phase I ESA presenting RGI's findings, conclusions, and recommendations.

## 2 Description of the Site

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### 2.1 LOCATION

The Site is located on the United States Geologic Survey (USGS) Sumner, Washington, 7.5-Minute Topographic Map (Figure 1) at an elevation ranging from approximately 60 to 80 feet above mean sea level.

The Site is located in the northwest quarter of Section 7 of Township 20 North, Range 5 East of the Willamette Meridian. The Pierce County tax parcel numbers for the Site are 9520000101 9520000121, 9520000143 and 9520000152.

### 2.2 CHARACTERISTICS

The Site slopes gradually to the southwest. Areas north, west and south of the Site slope gradually to the west; however, a steep slope is located east of the Site, across East Valley Highway East. Typical property use in the vicinity is a mixture of residential, commercial and light industrial properties.

### 2.3 GEOLOGY, SOILS, AND HYDROGEOLOGY

The *Surficial Hydrogeologic Units for the Tacoma Quadrangle* maps the Site as Alluvium (Qal). The Alluvium is described as graded deposits of clay- to gravel-sized clasts, consisting mostly of silt to fine sand, deposited in stream beds and alluvial fans.

Groundwater flow direction beneath the Site is unknown. However, based on a review of regional topography, the inferred groundwater flow direction is towards the west-southwest. Previous investigations at the Site by others (well logs for the Site, if available, are discussed in Section 6.5) indicate that depth to groundwater is less than 10 feet below ground surface (bgs).

### 2.4 CURRENT USE OF THE SITE

The Site is predominantly occupied by Petersen Brothers, Inc., a highway safety company that distributes and installs guardrails, barriers, and other highway safety products. The western third of the Site is used by Peterson Brothers as a lay-down materials storage yard (Photographs 1 through 5, Appendix A). The remaining areas on the southern parcels are occupied by Petersen Brothers' truck maintenance building (Building B, Photograph 6), wash bay (Photograph 7), storage warehouse/former truck maintenance building (Building A, Photograph 8), and fueling center (Photographs 9 and 10). The eastern portion of the central parcel is used by Petersen Brothers for truck parking (Photograph 11).

The eastern portion of the northern parcel is improved with a former school that has been converted into Dieringer Business Park (Photograph 12), which serves as office space for Petersen Brothers as well as several other businesses owned by the Petersens including Western Self Storage Sumner, Western Self Storage Buckley, Buckley Business Park, East Valley Properties, 24<sup>th</sup> Street South and 24<sup>th</sup> Street Business Park. In addition to the former school building, the northern parcel is improved with a gymnasium (currently used by Petersen Brothers employees and occasionally rented out for events, Photograph 13), a tool storage building used by Petersen Brothers (Photograph 14), and a well house for a municipal well owned by the City of Sumner (Photograph 15).

## 2.5 CURRENT USES OF ADJOINING PROPERTIES

Current uses of adjoining properties are summarized below:

**North of the Site:** A boat and vehicle parking lot for Western Self Storage (Photograph 16).

**East of the Site:** East Valley Highway East, beyond which are single-family residences (Photographs 17 and 18) and undeveloped land.

**South of the Site:** A lay-down material storage yard leased by Petersen Brothers from Puget Sound Energy (PSE, Photograph 19).

**West of the Site:** Burlington Northern Sante Fe Railroad right-of-way (Photograph 20), beyond which is Sumner Meadows Golf Course.

The above adjoining properties are not likely to handle hazardous materials that could have an adverse effect on the Site.

## 3 Client/Owner Provided Information

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Information provided by Heritage Bank or the owner of the Site is either described below or described elsewhere in this Phase I ESA (as indicated). Copies of the provided information are included in Appendix C.

### 3.1 TITLE REPORT

No title records were provided to RGI for the purposes of this Phase I ESA.

### 3.2 PREVIOUS ENVIRONMENTAL REPORTS

RGI obtained previous environmental reports and associated correspondence from the Site owner and from Tacoma-Pierce County Health Department (TPCHD) regarding several former USTs that were removed from the Site in 1998-1999. These reports are discussed further in Section 6.4 of this report.

### 3.3 ASTM USER QUESTIONNAIRE

Ms. Arlene Petersen, current Site owner, completed an ASTM User Questionnaire on October 19, 2011. Ms. Petersen was unaware of any environmental liens, hazardous materials, spills or other chemical releases, environmental cleanups, USTs, ASTs, sumps, oil/water separators, hydraulic hoists, disposal pits, drywells, groundwater wells, or other environmental conditions or limitations associated with the Site. Ms. Petersen indicated that there was a septic system at the Site. She indicated that the Site consisted of farmland through 1968. She did not provide contact information for any previous Site owners.

RGI provided Ms. Margot Miller, of Heritage Bank, an ASTM User Questionnaire on October 19, 2011. As of the date of this report, a completed questionnaire has not been returned.

## 4 Reconnaissance

RGI's Ms. Elizabeth Rachman (the project's Environmental Professional) performed a reconnaissance on the southern three parcels on October 13, 2011, and on the northern parcel on October 17, 2011. Features of the Site and vicinity observed during the reconnaissance are illustrated on the attached Figure 2. Photographs of the Site and adjoining properties are provided in Appendix A. RGI was accompanied by Mr. Ron Petersen (owner of Petersen Brothers, Inc.) during the first reconnaissance and by Mr. Gary Petersen (Site owner) during the second reconnaissance. RGI had access to all areas of the Site, except the well house, which is owned by the City of Sumner rather than the Petersens. Weather conditions during the reconnaissance were generally sunny and warm.

### 4.1 OPERATIONS/PROCESSES

Petersen Brothers, Inc. is a highway safety company that distributes and installs highway barriers, guardrails and other highway safety equipment. Petersen Brothers uses the Site for truck parking, washing, fueling and maintenance, for material storage, for minor machining and wood-working as required by specific contracts, and for its corporate offices. Specific operations at each building or other on-Site location are discussed separately in the following Sections.

### 4.2 BUILDING INFORMATION

The Site includes five single-story buildings, including three on the northern parcel and two on the southern parcel. The central parcel contains no buildings.

#### *Northern Parcel*

The three buildings on the northern parcel (excluding the well house) were once part of the Dieringer School campus and consisted of a school building and gymnasium with attached boiler house (boiler no longer present) and a wood shop. All buildings are currently, and have historically been, heated by natural gas. The former school building is a single-story (with crawlspace), masonry structure enclosing 13,448 square feet (Photograph 12). The gymnasium (still used as such) is a one-story, masonry, 8,424-square-foot building with a crawlspace (Photograph 13). Within the gymnasium is a basketball court, an indoor swimming pool, a stage, a kitchenette and locker rooms. Due to the moisture generated by the heated indoor pool, a dehumidifier system was installed in the gymnasium in 2008. The attached boiler house is a 360-square-foot masonry structure with a stack attached to the gymnasium. The former wood shop building is a one-story, slab on grade, wood-framed, 2,700-square-foot building (Photograph 14).

#### *Southern Parcel*

The two buildings on the southern Site parcel are labeled Building A (the original maintenance shop currently used for storage, Photograph 8) and Building B (the current maintenance shop, Photograph 6). Building A is a 1969-vintage, one-story, wood-framed, 5,913-square-foot, slab-on-grade structure. Building B is a 2002-vintage, one-story, pre-fabricated steel tilt-up, 20,300-square-foot, slab-on-grade structure. Both buildings are heated by suspended natural gas space heaters and serviced by a septic system.

### 4.3 OBSERVATIONS

Feature	Present on the Site (Yes/No)	Notes
Drinking water wells	Yes	Active but city-owned and inaccessible. See Section 6.4 of this report.
Irrigation wells	No	
Groundwater monitoring wells	No	



Sumps	Yes	Sumps are located beneath each of the fuel dispensers on-Site. See Section 4.5. Stormwater sumps were observed in the gymnasium crawlspace. No staining or foul odors were noted.
Stormwater catch basins	Yes	No petroleum sheen, staining or adverse odors noted. All basins equipped with sediment traps.
Dry wells	No	
Oil/water separators	Yes	Three oil-water separators are present at the Site and are maintained regularly. See Section 4.3.1 for further discussion.
Septic systems	Yes	Two active systems. Discussed in Section 6.4.
Floor drains	Yes	Two sealed floor drains were observed in the Building A service bays, which likely discharged to the on-Site septic system.
Natural gas meter	Yes	One noted at Building A, reportedly installed in 1969. Another noted at the Maintenance Shed, installation date unknown.
Standing surface water	No	
Ponds, lakes, swamps, lagoons	No	
Rivers, streams, springs	No	
Fill or disturbed soils	No	
Chemical storage	Yes	See Section 4.3.2.
Pesticide/herbicide storage/use	No	
Drums	Yes	See Section 4.3.2.
Waste disposal	No	All wastes are disposed of off the Site.
Air emissions	Yes	A paint booth was observed in Building A (see 4.3.2).
Odors	Yes	Typical for Site operations
Staining	Yes	See Section 4.3.1 and 4.3.2
Stressed vegetation	No	

#### 4.3.1 EXTERIOR OBSERVATIONS

RGI's exterior observation findings are summarized below:

- The exterior areas of the Site primarily consisted of asphalt paved parking areas on the eastern two-thirds of the Site and gravel-covered on the western-third. The gravel-covered areas were used for lay-down material storage for Petersen Brothers (see Photographs 1 through 5).
- Petersen Brothers owns numerous "low-boy" semi trucks that are parked on the central Site parcel (see Photograph 11). No significant staining was observed on the ground on the central Site parcel.
- Petersen Brothers owns several "punch auger trucks" that are used to install highway guardrails. The punch auger trucks are parked on a concrete pad on the southern parcel (Photograph 21). A trench drain was observed in the concrete pad with oil observed in the trench. The drain was connected to an oil-water separator next to the west side of the pad. Significant staining was observed in the vicinity of the trench drain (Photograph 22) and associated oil-water separator (Photograph 23). The concrete pad was poured in 2004.

The quality of the underlying soils is not known and considered a significant risk to Site soil and/or groundwater at this time.

- Petersen Brothers owns 19 forklifts powered by diesel, electric and propane. The diesel fuel is obtained from the on-Site diesel UST (see Section 4.5 of this report).
- A fuel center was observed on the southeastern portion of the Site, consisting of a canopy covering two concrete islands (Photograph 9), a diesel UST nest west of the canopy (Photograph 10) and a separate waste oil UST north of the canopy (Photograph 24). The UST systems are discussed further in Section 4.5 of this report.
- An electric press-pin truck scale was observed south of the fuel center.
- Three oil-water separators are present on the southern Site parcel, including one west of the UST nest (Photograph 25), one attached to a trench drain in the punch auger truck parking area (discussed above), and one tied into the washwater treatment system adjoining Building B (Photograph 26, discussed further below). All oil-water separators are cleaned regularly by Phoenix Environmental Services (Phoenix).
- Scrap metal containers were observed in the lay-down materials storage area west of the former school building and at the northwest exterior corner of Building A. Minor amounts of scrap steel are generated on-Site during minimal machining work. The majority of scrap metal is brought to the Site from damaged off-Site highway guardrails that are replaced by Petersen Brothers.
- Stormwater catchbasins were observed in the Site parking lot. The catchbasins reportedly connect to the municipal storm sewer system. No suspect staining or odors were observed in or around the drains.

No suspect environmental conditions were observed on the adjoining properties (as viewed from the Site).

#### **4.3.2 INTERIOR OBSERVATIONS**

RGI's interior observation findings are summarized below:

##### *Building A – Former Maintenance Building, Current Storage Building*

- Building A is currently used to store various truck parts and equipment such as air compressors, forklifts, etc. (Photograph 27).
- A work pit/oil-change pit was observed in one of the service bays in Building A (Photograph 28). The pit is currently used for personal vehicle oil changes, but was formerly used for truck maintenance. Limited staining observed in the work pit did not appear significant.
- Oils and lubricants were stored in metal totes on racks adjacent to the work pit (Photograph 29 and 30) and in five- to ten-gallon buckets directly on the floor of the room (Photograph 31). Various oil change equipment was observed on a rack beneath the oils. A drip tray beneath the rack collected the oil, which was conveyed through piping to the existing waste oil UST. Although the work pit is only currently used for occasional personal vehicle oil changes, fleet trucks were serviced at the pit from 1969 through 2002. The work pit surfaces were relatively free of significant oil staining. The waste oil from the drip tray has been conveyed to either the existing or the former waste oil UST since at least 1983. The concrete beneath the drip tray was stained with oil, and the piping run could not be thoroughly inspected due to items stored above the piping within the service bay. In addition, a portion of the piping extends below ground, outside Building A, and could therefore also not be inspected. The waste oil discharges from this area for

nearly 30 years are considered a significant risk to Site soil and/or groundwater quality at this time.

- Two concreted floor drains were observed in the service bays in Building A, which were likely connected to the on-Site septic system.
- A paint booth is used for minor touch-up painting, painting of replacement parts, and to paint new semi cabs that are purchased by Petersen Brothers (Photograph 32). The paint booth contained a mixing area (Photograph 33) and was filtered. No significant paint staining and no floor drains or cracks in the flooring were observed inside the booth. Outside the paint booth area was a paint gun washing area where lacquer thinner was stored and used in a paint gun cleaning unit. Spent paint and lacquer thinner wastes are removed from the Site regularly by Phoenix.

#### *Building B – Current Maintenance Building*

- Building B has fourteen service bays (Photograph 6) that are used for maintenance and repairs to the semi trucks, punch auger trucks, forklifts, and various equipment at the Site. The building has concrete floors that are waxed annually. Work areas contained typical automotive tools and equipment. Small, retail quantities of lubricants and other automotive chemicals, mostly aerosol-delivered, were staged at work stations (Photograph 34). When not in use, the retail-sized containers are stored in various flammable cabinets throughout the building. Spill kits were observed throughout the building. No staining or other evidence of spills were noted at the work stations. Used shop rags were disposed of in collection bins.
- Hydraulic jacks in the garage were all aboveground. No suspect staining was observed around the jacks.
- Two solvent-based parts cleaning units were observed in the service bays for cleaning of tools (Photograph 35). The parts washers are designed specifically for petroleum-based solvents. Material safety data sheets (MSDSs) reviewed at the Site confirm that mineral spirits are used in the parts washers. No staining or evidence of release was noted around the two units. The units are maintained by Phoenix.
- One water-based parts cleaning unit was observed in the garage for cleaning of parts and equipment (Photograph 36). Oily waste from the unit collects in a five-gallon bucket, which is transferred to an onsite oil storage area. No suspect staining or evidence of release was observed on or around the unit.
- The on-Site oil storage area is located in a concrete-lined room along the southern exterior wall of Building B (Figure 2). The western portion of the oil storage room has a steel rack system with three ASTs on the top rack and two ASTs on the floor beneath the rack (Photographs 37 and 38). The ASTs are discussed further in Section 4.5 of this report. Several 50-60-gallon totes of transmission fluid, various oil change and other engine maintenance equipment, were observed on a metal rack within the room. Two 55-gallon drums of motor oil and several five-gallon buckets were also stored in the room. The concrete floor was not significantly stained. No significant staining was noted outside of the containment area. Waste oil is removed from the Site regularly by Phoenix.
- A 55-gallon steel waste oil drum was observed on secondary containment along the outside wall of the oil storage room. The floor beneath the drum was stained and sorbent material was observed. The staining was confined to the concrete floor, which is in excellent condition. Therefore, this is considered a de minimus condition at this time.

- Spent automotive batteries are stored in secondary containment and are removed from the Site as needed.
- A covered vehicle wash bay is located along the western exterior wall of Building B (Photograph 7). A biodegradable citrus soap is used to wash the vehicles. All washwater is collected beneath the bay and processed through a closed-loop, filtered, water treatment system. The washwater is first discharged to an oil-water separator and then is treated by electrolysis and filtration. The oil-water separator and trenches associated with the system are serviced regularly by Phoenix.

#### *Former School Building – Current Dieringer Business Park*

- Typical office furnishings were observed in the office spaces.
- The classrooms are kept as such and are used for training (Photograph 39).
- The crawlspace is currently empty.

#### *Former Boiler House – Current Maintenance Shed*

- Miscellaneous maintenance equipment and chemicals were stored in the former boiler house (Photograph 40).
- Three portable gasoline containers were observed on the floor of the maintenance shed. The gasoline was used to fuel lawncare equipment such as lawn mowers and string trimmers. The containers were in good condition and no staining or leaks were observed on the floor of the shed.

#### *Gymnasium*

- The gymnasium has a basketball court (Photograph 41), heated indoor pool (Photograph 42), and associated locker rooms.
- The crawlspace is used to access the pool and locker room plumbing for maintenance and repairs. Pool maintenance chemicals, such as pH buffers, are stored in the crawlspace (Photograph 43). Some of the concrete pads in the crawlspace had evidence of moisture, but no staining was observed.

#### *Former Wood Shop – Current Tool/Parts Storage*

- Various equipment and parts are stored in the former wood shop (Photographs 44 and 45). No significant staining was noted on the floor.
- Scrap wood and scrap metal are generated in the tool/parts storage shed occasionally for specific projects. The scrap wood and scrap metal are removed from the Site as needed by a recycler.

#### **4.4 POLYCHLORINATED BIPHENYLS (PCBs) AND MERCURY SURVEY**

The Environmental Protection Agency (EPA) considers PCBs and mercury to be a possible human carcinogen. The Toxic Substance Control Act of 1976 (15 USC § 2601) prohibited any manufacturing of PCBs in the United States after January 1, 1979. Mercury is still used in the manufacture of some light bulbs.

PCBs and mercury have historically been used in the manufacture of electrical or other hydraulic equipment (for example, transformers, elevators, trash compactors, hoists), building materials (caulking, insulation), and building fixtures (for example, light ballasts, light bulbs, thermostats). Under 40 CFR 761.3, the mineral oil contained in untested transformers is assumed to be “PCB-contaminated” (50 to 499 parts per million PCB). The continued use of this equipment is authorized by the Environmental Protection Agency.

Fluorescent lighting fixtures at the Site appeared to be in good condition and may or may not contain mercury or PCBs. A PSE-owned pad-mounted transformer was observed west of the maintenance shed (former boiler room). The transformer was not labeled with regard to its PCB content but was in good condition with no evidence of leaks noted. Electricity is provided to the southern Site parcel by off-Site pole-mounted transformers. Electricity is provided to the well house by on-Site utility-owned pole-mounted transformers with non-PCB labeling. A hydraulic cardboard baler was observed in one of the service bays in Building B. The baler was reportedly manufactured in the mid-2000s. Based on its age, the hydraulic oil is not expected to contain PCBs. No other indications of PCBs or mercury were noted at the Site.

#### **4.5 UNDERGROUND AND ABOVEGROUND STORAGE TANKS (UST/AST) SURVEY**

RGI's UST and AST survey included a reconnaissance of the Site to identify indications of existing or former USTs or ASTs, such as vent pipes, fill ports, concrete pads, or asphalt patches (see Section 6.2 for a discussion of municipal records).

As discussed above, a steel rack system was observed in the Oil Storage Room on-Site. The two lower ASTs consisted of a 500-gallon hydraulic fluid AST and a 500-gallon waste oil AST. The three upper ASTs consisted of a 270-gallon motor oil AST, a 270-gallon antifreeze AST and a 270-gallon motor oil AST. Moderate staining was noted that appeared to be limited to the concrete floor, which was in good condition. Therefore, the staining is considered to be a de minimis condition at this time.

A 1998-vintage, 1,000-gallon, concrete-enclosed gasoline AST with dispenser was observed south of Building B. The AST is used to fuel pickup trucks, generators and other power tools used at the Site. No leaks were noted in the vicinity of the AST.

Two 1999-vintage USTs are currently operational at the Site: one 12,000-gallon diesel UST and one 15,000-gallon diesel UST located in a common excavation west of the dispensers. The fuel pumps are located beneath the canopy and included two Gasboy dual-dispenser units consisting of a main dispenser and a satellite ("slave") dispenser, each on opposite pump islands, designed to fuel both side compartments of a semi truck.

In addition, one 1999-vintage 2,000-gallon waste oil UST is located north of the dispensers in a separate excavation. All three USTs are inspected regularly.

Tank tightness testing is performed on the USTs annually, the most recent being January 2011 (see Appendix C). Line testing is performed monthly and daily inventory records are maintained. Monthly fuel island inspections are performed by Petersen Brothers personnel. No failed tightness tests have been reported. The most recent four months of testing are included in Appendix C. Former Site USTs are discussed in Section 6.2 of this report.

The catch basins and oil-water separator at the fuel center are inspected monthly and the separator has an alarm system. No records of suspected release or malfunction were noted.

## **5 Interviews**

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RGI interviewed knowledgeable parties regarding the Site and its setting. Our interview findings are summarized below. Findings from the interview process may also be incorporated in other sections of this Phase I ESA.

### **5.1 CURRENT OWNER**

During the course of this project, RGI interviewed Mr. and Ms. Gary and Arlene Petersen, the current Site owners, and Mr. Ron Petersen, the owner of Peterson Brothers. The pertinent results from the interviews are summarized below:

- The Petersen family has lived in this area since the 1910s. The family has been familiar with the Site since at least the 1950s. The family purchased the central and southern two parcels in 1969 and the northern parcel in 1997. Mr. Ron Petersen also attended Dieringer School (northern Site buildings).
- Mr. Gary Petersen did not have knowledge of any oil-burning heat sources or hazardous materials with regards to the Site, other than those discussed above. He indicated and provided documents showing that the former boilers used to heat the school had always been fueled by natural gas, even back to the 1920s.
- Mr. Ron Petersen began working at Petersen Brothers in 1983 and then purchased the company from his parents in 1997. He has been familiar with the Site, since it has been in his family, his entire life.
- Mr. Ron Petersen indicated that an outside safety consultant visits the Site regularly to ensure adequate chemical containment, handling and disposal practices are performed at the Site.

Any other information provided to RGI by the Petersens has been incorporated elsewhere in this Phase I ESA.

## 5.2 PREVIOUS OWNER(S)

Contact information for previous owners of the Site was not provided to RGI.

## 5.3 OCCUPANT

See Section 5.1 of this report.

# 6 Governmental Regulatory and Municipal Records Review

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RGI's federal, state, and local governmental regulatory and municipal records review and discussion of findings are presented below.

## 6.1 FEDERAL AND STATE REGULATORY RECORDS

RGI reviewed federal and state records in a search for properties with existing and/or potential environmental liabilities. Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, performed the records search on October 19, 2011. All records reviewed used search radii in accordance with ASTM E1527-05.

A complete copy of the EDR Radius Map<sup>TM</sup> and other records obtained from regulatory or municipal offices for this project are included in Appendix D (unless otherwise indicated).

### 6.1.1 THE SITE

Petersen Brothers was listed on Ecology's UST, leaking UST (LUST), Independent Cleanup Report (ICR), and Manifest databases as well as EPA's Resource Conservation and Recovery Act (RCRA) database as a Conditionally Exempt Small Quantity Generator of hazardous waste (CESQG).

The CESQG listing is associated with the waste solvent from parts washers and waste paint and lacquer thinner generated at the Site. Based on our field observations, the current handling practices associated with these wastes are not considered a significant risk to the Site at this time. Prior waste handling practices are discussed in Section 6.4 of this report.

The UST listing pertains to the existing USTs at the Site, which were discussed in Section 4.5. Based on the age of the USTs (1999) and the recurrent passing status of the tightness tests, the existing UST systems are not considered a significant risk to Site soil and/or groundwater quality at this time.

The remaining listings pertain to a release to soil and groundwater at the Site that was identified during UST replacement activities in 1999. The release is discussed further in Section 6.2 of this report.

### **6.1.2 ADJOINING PROPERTIES**

No adjoining properties were listed on any of the reviewed environmental regulatory databases.

### **6.1.3 OTHER OFF-SITE PROPERTIES**

Multiple other properties within one mile of the Site were listed on various federal and/or state environmental regulatory databases. However, due to the nature of the database listings, media affected, property status, distance from the Site, and/or inferred groundwater flow direction relative to the Site, these other properties are not considered a significant risk to Site soil and/or groundwater quality at this time.

## **6.2 UNDERGROUND AND ABOVEGROUND STORAGE TANKS (USTS/ASTS)**

RGI contacted the City of Sumner, the Sumner Fire Marshal, Tacoma-Pierce County Health Department (TPCHD), Pierce County Fire Prevention Bureau, Pierce County Planning and Land Services (PALS) and Pierce County Public Works regarding records of USTs and ASTs associated with the Site. The Pierce County agencies, with the exception of TPCHD, indicated they did not have records for the Site. The City of Sumner has not made records available as of the date of this report. The current on-Site USTs are discussed in Section 4.5 above.

Four former USTs were removed from two common excavations at the Site in 1999. The fuel UST nest included one 1983-vintage 8,000-gallon gasoline UST and one 1983-vintage 10,000-gallon diesel fuel UST. The waste oil UST nest included one 1969-vintage 2,000-gallon waste oil UST (which originally contained diesel fuel but was converted to waste oil storage in 1983) and one 1969-vintage 500-gallon abandoned diesel fuel UST. The former USTs were located in the existing UST nest locations and are discussed separately by nest below. A copy of the previous UST Site Assessment report is included in Appendix G.

### *Fuel UST Nest*

During removal activities, groundwater was observed in the excavation at approximately 6 feet bgs. Staining and odors were observed within excavation soils, especially in the vicinity of the diesel UST fill port. Four soil confirmation sidewall samples and a groundwater sample from the excavation were collected and submitted for analysis of gasoline-, diesel- and oil-range total petroleum hydrocarbons (TPH) and benzene, toluene, ethylbenzene and xylenes (BTEX) compounds. The east sidewall sample had gasoline-range TPH (150 milligrams per kilogram, or mg/kg) and diesel-range TPH (2,100 mg/kg) concentrations and the west sidewall sample had gasoline-range TPH (430 mg/kg) and benzene (0.033 mg/kg) concentrations, all of which exceeded the current applicable MTCA Method A Soil Cleanup Levels<sup>1</sup>. The groundwater sample detected gasoline-range TPH (1,800 micrograms per liter, or µg/L) and diesel-range TPH (1,600 µg/L) concentrations that exceeded the current applicable MTCA Method A Groundwater Cleanup Levels<sup>2</sup>.

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<sup>1</sup> The current applicable gasoline- and diesel-range TPH soil cleanup levels are 30 and 2,000 mg/kg, respectively. The benzene soil cleanup level is 0.03 mg/kg.

<sup>2</sup> The current applicable gasoline- and diesel-range TPH groundwater cleanup levels are 800 and 500 µg/L, respectively.

### *Waste Oil UST Nest*

The former 2,000-gallon waste oil UST and 500-gallon abandoned diesel UST (discovered during the 1999 UST removal activities) were removed from a common excavation. Four soil confirmation sidewall samples were collected and submitted for TPH identification analysis (Ecology test method NWTPH-HCID). One sample, from the north sidewall, was subsequently submitted for quantification analysis (Ecology test method NWTPH-Dx) and contained a diesel-range TPH concentration of 7,310 mg/kg, which exceeded the current MTCA Method A Soil Cleanup Level. Groundwater was encountered within the excavation at a depth of approximately 8 feet bgs but not sampled. Although diesel-range TPH was detected along the north sidewall, no soil samples were analyzed for polychlorinated biphenyls (PCBs), carcinogenic polynuclear aromatic hydrocarbons (cPAHs), metals, or halogenated volatile organic compounds (HVOCs), which are common waste oil components and required to be analyzed under MTCA.

### *Follow-up and Regulatory Status*

The excavations were widened to allow for the installation of new (current) USTs at the Site. Approximately 400 cubic yards of soil, some or all of which may have been petroleum affected, were excavated and transported off-Site to a nearby gravel pit owned by the Petersens. The final disposition of this soil is not currently known. Approximately 40,000 gallons of water were pumped from the excavations into temporary aboveground tanks, treated, tested to confirm the quality of the water, and then re-used for irrigation at the Site. However, no subsequent soil or groundwater confirmation sampling was performed to verify that all adversely-affected soil and/or groundwater had been removed from the two excavation locations. TPCHD subsequently issued a conditional No Further Action determination for the Site. However, the Site remains listed as a LUST and remains unresolved with Ecology. Based on the sampling performed to-date, the potential exists for adversely-affected soil and groundwater to remain in both UST nests at the Site. In addition, the waste oil excavation has not been adequately assessed for all potential waste oil contaminants. The former UST areas are, therefore, considered a REC for the Site at this time.

## **6.3 ENVIRONMENTAL COMPLAINTS AND HAZARDOUS MATERIAL RESPONSES**

RGI contacted Ms. Debbie Nelson, the Public Disclosure Coordinator for Ecology, to determine whether any Environmental Report Tracking System (ERTS) listings exist for the Site. The ERTS database tracks all environmental reports and complaints made to Ecology since 1990, including clandestine drug labs and hazardous material responses. Ms. Nelson indicated there was one ERTS listing identified for the Site. Incident number 561658 was reported anonymously on April 3, 2007. The caller indicated that oil has been drained from equipment onto the dirt/gravel for years. The incident was referred to TPCHD, which performed an unannounced inspection on April 6, 2007 to investigate the complaint. The TPCHD representative met with Mr. Dave Robertson, Petersen Brothers Superintendent, who accompanied TPCHD on a walk through the yard. Mr. Robertson indicated that during hot weather the auger trucks bleed hydraulic fluid from the seals and some of the oil does drip onto unpaved surfaces at that time, but they are routinely cleaned up. A new concrete pad, with an associated trench drain and oil-water separator, had been poured that would be used for auger truck parking. No significant staining was observed beneath the auger trucks by the TPCHD representative, and “good engineering and institutional controls” were in place. TPCHD recommended no further action regarding the complaint. The ERTS listing is included in Appendix D.

RGI also contacted TPCHD and Pierce County PALS regarding any clandestine drug labs or hazardous material responses associated with the Site. No records were found. In addition, the Sumner Fire Marshal had no hazardous materials responses on file for the Site.



#### **6.4 DRINKING WATER WELLS AND SEPTIC SYSTEMS**

As identified during the reconnaissance, a drinking water well is located on the northern Site parcel (Dieringer Well #AEF405), which supplies drinking water to the Site. The well was originally completed to approximately 425 feet in depth and was a private well for the former Dieringer School. The City of Sumner subsequently purchased the well, at which time the well was drilled out to eliminate sediments that had accumulated in the bottom. The attempt was not successful and the depth of the well is now reported at approximately 250 feet. Recent testing indicated that the well is in compliance with all applicable regulations.

RGI contacted TPCHD, Pierce County Public Works, and the City of Sumner regarding any existing or former septic systems located on the Site. TPCHD had no records for the Site and Pierce County Public Works referred RGI to the City of Sumner, which has not made records available for review as of the date of this report.

According to the Petersens, two septic systems are located on the Site, one on the northern parcel and one on the southern parcel. The northern parcel septic system includes two 3,000-gallon tanks, side by side, that reportedly discharge to a drainfield that is believed to be located west of the former school building. The septic tanks are pumped as needed.

The southern parcel septic drainfield was installed in 1969 along with one of the septic tanks located north of Building A. The septic tank associated with Building B was installed in 2002 and connected to the 1969-vintage drainfield. Based on the historical truck repair activities performed in Building A, the potential discharges to the drainfield on the south parcel are considered a significant risk to Site soil and/or groundwater quality at this time.

#### **6.5 WELL AND SOIL BORING LOGS**

RGI reviewed Ecology's Well Log Viewer online database. The database provides logs for wells and soil borings. No boring logs were found for the Site (well logs in the vicinity are discussed in Section 2.3).

#### **6.6 WELLHEAD PROTECTION ZONES**

Ecology's Facility/Site Atlas online database indicates that the Site is located within the six-month wellhead protection zone of the City of Sumner's Dieringer drinking water well #AEF405. The contamination susceptibility of the wellhead protection zone is rated as "low." In addition, the Site lies within the ten-year wellhead protection zones of several public water systems, including City of Sumner, City of Puyallup, and the City of Bonney Lake Water Department. The contamination susceptibilities of the wellhead protection zones range from "low" to "high."

#### **6.7 AREA-WIDE CONTAMINATION CONCERNS**

No area-wide contamination issues have been identified for the Site. Based on a review of Ecology's Facility/Site Atlas online database, the Site is not mapped within an area affected by the historical Tacoma Smelter Plume.

## 7 Historical Review

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RGI's historical review of the Site and adjoining properties was based on an evaluation of the following:

- Historical aerial photographs dated 1944, 1965, 1970, 1979, 1995, 2001 and 2005.
- Pierce County Tax Assessor's current records.
- Reverse city directories dated 1950, 1956, 1961, 1965, 1970, 1975, 1980-81, 1985, and 1990.
- Interviews with knowledgeable persons (see Section 5 for details).

In addition, RGI attempted to review Sanborn fire insurance maps, real estate plat maps, historical tax assessor records and City of Sumner building department records; however, no coverage was found for the Site and the building department has not made the records available for review as of the date of this report.

The current and historical addresses, as applicable, identified during this Phase I ESA were used during the historical records search. Select historical documentation is provided in Appendices E and F. RGI's historical research findings are discussed below.

### 7.1 THE SITE

#### *Northern Parcel*

The existing gymnasium and the original portion of the existing school building were constructed in 1921 and 1928, respectively. At approximately the same time, a former single-family residence (heat source unknown) had been built on the eastern portion of the parcel, fronting along East Valley Highway East. The residence housed the school principal and some classrooms. In the 1950s, the former residence was relocated to the central Site parcel and two side wings were added to the existing school building, bringing it to its current configuration.

By 1970, two baseball fields had been built along the western portion of the parcel. In 1980, two former storage sheds were built west of the gymnasium and school buildings, as was the existing tool/parts storage shed.

The school closed in approximately 1994 and the buildings were vacant for approximately three years. The Petersens purchased the parcel in 1997 and converted it into the existing business park. Mr. Gary Petersen indicated that a former, small-scale printing business was present in the north wing of the former school building for approximately 5 years in the mid-2000s.

Based on the duration and reported nature of the former printing business, this is not considered a REC for the Site at this time.

#### *Central Parcel*

The central parcel was used as farmland for hops, rhubarb and blackberries from at least 1944 through 1955, when the former northern parcel residence was relocated onto this parcel. In the 1980s, the parcel began to be used by Petersen Brothers for lay-down materials storage and truck parking. The topsoil was removed and sold, and structural fill was placed on-Site from the Petersen's nearby gravel pit. The former residence was demolished (by fire department practice burn) in the mid-1990s. No heating oil USTs were identified by the fire department prior to demolition. The lot was paved in 2002.

### *Southern Parcels*

The southern parcels were used as farmland for hops, rhubarb and blackberries from at least 1944 through 1969, when the existing Building A service garage was built for Petersen Brothers. The topsoil was removed and sold, and structural fill was placed on-Site from the Petersen's nearby gravel pit. A former grocery and produce store (heat source unknown) was also located on the southeast corner of the Site from at least 1944 through the 1970s, when it was demolished. Building B was built in 2002.

*As with all properties formerly occupied by structures of unknown heat source, the possibility exists that abandoned heating oil USTs may be present at the Site. No records have been found to indicate that any of the former Site buildings utilized heating oil. Therefore, the Business Environmental Risk (BER) associated with this issue is considered so low that no additional investigation is recommended at this time.*

## **7.2 ADJOINING AND NEARBY PROPERTIES**

The historical uses of adjoining properties are summarized below.

### **7.2.1 NORTH OF THE SITE**

The north-adjoining property was occupied by a former single-family residence and associated farmland from at least 1944 through at least 1979. By 1995, the farmland area had been converted to a parking lot. The former residence and associated structures were demolished in the early to mid-2000s.

### **7.2.2 EAST OF THE SITE (ACROSS EAST VALLEY HIGHWAY EAST)**

The existing east-adjoining single-family residences were built in 1939, 1950 and 1978 on previously undeveloped land.

### **7.2.3 SOUTH OF THE SITE**

The south-adjoining property has been vacant since at least 1944. Petersen Brothers began leasing it for lay-down storage sometime between 1979 and 1995.

### **7.2.4 WEST OF THE SITE (ACROSS BNSF RAILROAD)**

The west-adjoining property was occupied by a sod farm from at least 1944 through at least 1979. The City of Sumner built the existing golf course in the mid-1990s.

## **7.3 DATA FAILURE**

Data failure occurs when the information obtained from a review of the standard historical sources that are considered reasonably ascertainable, still does not meet the objectives stated in ASTM E1527-05 Sections 8.3.1 through 8.3.2.2.

Data failure was encountered while conducting historical research for this Phase I ESA. The following data failure occurred:

- Historical data was not found back to the Site's first developed use. The school was built in the 1920s on farmland. The remaining Site areas were used as farmland from at least 1944. It is not known when farming began on the Site. Based on the nature of the prior use, this is not considered a significant data gap at this time.

## 8 Conclusions and Recommendations

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RGI has performed a Phase I ESA in conformance with the scope of work required by 40 CFR 312 and ASTM E1527-05 for the Petersen Brothers, Inc. property located at 1808 to 2008 East Valley Highway East, Sumner, Pierce County, Washington. Any exceptions to or deletions from this practice are described in Section 11.

Based on our Phase I ESA findings, no RECs according to ASTM E1527-05 were identified in connection with the Site or its setting, except the following:

- **Former On-Site USTs:** Four USTs were removed from the Site in 1999, including one 8,000-gallon gasoline UST and one 10,000-gallon diesel fuel UST in a common excavation and one 2,000-gallon waste oil UST (originally contained diesel fuel but converted to waste oil in 1983) and one 500-gallon diesel fuel UST in a separate common excavation. Gasoline- and diesel-range TPH and benzene were confirmed in soil and/or groundwater at concentrations above applicable MTCA Method A cleanup levels. Based on the sampling performed to-date, the potential exists for adversely-affected soil and/or groundwater to remain at the Site. In addition, the waste oil excavation has not been adequately assessed for all potential waste oil contaminants. The cleanup effort remains unresolved with Ecology and is, therefore, considered a REC for the Site at this time.
- **Southern On-Site Septic System:** The southern parcel septic drainfield was installed in 1969 along with one of the septic tanks located north of Building A. The septic tank associated with Building B was installed in 2002 and connected to the 1969-vintage drainfield. Based on the historical truck repair activities performed in Building A, the potential discharges to the drainfield on the south parcel are considered a significant risk to Site soil and/or groundwater quality at this time.
- **Punch Auger Truck Parking Area:** Petersen Brothers owns several “punch auger trucks” that are parked on a concrete pad on the southern parcel. A trench drain was observed in the concrete pad with oil observed in the trench. The drain was connected to an oil-water separator next to the west side of the pad. Significant staining was observed in the vicinity of the trench drain and associated oil-water separator. The concrete pad was poured in 2004. The quality of the soils underlying the pad and in the vicinity of the trench drain and oil-water separator system are not known and considered a significant risk to Site soil and/or groundwater at this time.
- **Building A Waste Oil Piping:** Oils and lubricants were stored in metal totes on racks in Building A. A drip tray beneath the racks collects oil, which is conveyed through piping to the existing waste oil UST. The waste oil from the drip tray has historically been conveyed to either the existing or the former waste oil UST since at least 1983. The concrete beneath the drip tray was stained with oil, and the piping run, a portion of which runs below ground, could not be thoroughly inspected. The waste oil discharges along this conveyance for nearly 30 years are considered a significant risk to Site soil and/or groundwater quality at this time.
- **Concreted Drains:** Two floor drains in Building A service bays were observed to be sealed with concrete. The drains were likely formerly connected to the existing septic system. Historical discharges to these drains are considered a significant risk to Site soil and/or groundwater quality at this time.

In addition, the following BER was identified:

- Soils excavated from the former UST nests in 1999 were transported to an off-Site gravel pit owned and operated by the Petersen family. The final disposition of these soils was not included in the records reviewed. Since the soils no longer remain on the Site, this is not considered a REC at this time. However, potential liability exists associated with the ultimate end use of the soils.

RGI recommends additional investigation in the vicinity of the above-mentioned suspect areas to determine whether subsurface soil and/or groundwater conditions have been adversely affected. The Site should also be entered into Ecology's Voluntary Cleanup Program (VCP) to resolve the active LUST listing. In addition, the final disposition of the soils excavated in 1999 should be documented.


## 9 Signatures of Environmental Professionals

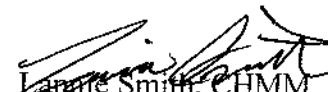
Any questions regarding the work within this Phase I ESA, the presentation of the information, or the interpretation of the data are welcome and should be referred to the undersigned.

Sincerely,

**THE RILEY GROUP, INC.**

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR §312.10. We have the specific qualifications, based on education, training, and experience, to assess a property of the nature, history, and setting of the Site. We have developed and performed AAI in conformance with the standards and practices set forth in 40 CFR 312.

  
Elizabeth Rachman, LG, LHG  
Senior Hydrogeologist

  
Lannie Smith, CHMM  
Senior Project Manager

*Report Distribution: Ms. Sandra Ramsey, Heritage Bank (one bound copy and PDF)*

## 10 Reliance

No reports or other information regarding the Site or its setting were provided to RGI other than those resources specifically mentioned herein. Reports relied upon by RGI are listed in Section 12 of this Phase I ESA.

This Phase I ESA should be considered effective on October 28, 2011. Based on the requirements of ASTM E1527-05, components of the Phase I ESA, including the reconnaissance, interviews, environmental database reviews, and environmental professional's declaration, will remain in effect until six months from their respective execution, for use by Heritage Bank only. If this Phase I ESA is transferred to any other user, additional information will be required from that user in order to maintain the viability of this Phase I ESA. Remaining elements of the Phase I ESA remain effective until October 28, 2012.

**THE RILEY GROUP, INC.**

## **11 Assumptions and Limitations**

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The significant assumptions and limitations for this Phase I ESA are provided below.

### **11.1 SIGNIFICANT ASSUMPTIONS**

In evaluating the Site, RGI has relied upon representations and information furnished by individuals and agencies noted in the Phase I ESA. RGI assumes that the information provided by these third-party sources is accurate, and has no reason to believe otherwise.

Based on a review of previous environmental reports for the Site prepared by others and regional topography, RGI assumes that groundwater beneath the Site is less than 10 feet bgs and likely flows towards the west-southwest.

### **11.2 LIMITATIONS AND EXCEPTIONS**

This Phase I ESA is based upon information obtained by RGI personnel and upon the condition of the Site and surrounding property on the dates of such reconnaissance, supplemented by readily available information and data obtained by RGI and described herein.

RGI has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this Phase I ESA. RGI has no personal interest with respect to the subject matter of the Phase I ESA or the parties involved and RGI has no relationship with the property or the owners thereof, which would prevent an independent analysis of the environmental or other conditions of the Site.

RGI accepts no responsibility for any deficiency, misstatements or inaccuracies contained in this Phase I ESA as a result of misstatements, omissions, and misrepresentations or fraudulent acts of persons interviewed. In addition, potentially important interviewees are often not available or cannot be located within a reasonable project time frame. In these instances, RGI accepts no responsibility for any environmental liability that later results from information not readily available during the assessment.

This Phase I ESA is the property of RGI, Heritage Bank, and all affiliates and subsidiaries thereof. This Phase I ESA was prepared in a manner consistent with the level of skill and care ordinarily exercised by members of the profession currently practicing in the same locality and time, and under similar conditions. This Phase I ESA is intended for specific application to the Petersen Brothers, Inc. property located at 1808 to 2008 East Valley Highway East, Sumner, Pierce County, Washington, for the exclusive use of Heritage Bank and its authorized representatives. No other warranty is implied or intended.

### **11.3 DATA GAPS**

Significant data gaps were not encountered during this Phase I ESA.

## 12 References

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- Environmental Data Resources, Inc. October 19, 2011. *The EDR Radius Map Report*.
- Environmental Management Services, Inc. July 26, 1999. UST Site Assessment Report.
- Jones, M.A., 1999. *Geologic Framework for the Puget Sound Aquifer System, Washington and British Columbia. Surficial Hydrogeologic Units for the Tacoma Quadrangle – Plate 14*.
- Pierce County Tax Assessor. Various Dates. *Current Records*.
- Tacoma Public Library. 1950, 1956, 1961, 1965, 1970, 1975, 1980-81, 1985, and 1990. *Polk City Directories*.
- United States Geological Survey. 1993. *Sumner, Washington 7.5-Minute Topographic Map*.
- University of Washington's Suzzallo Library. 1944, 1965, 1970, 1979, 1995, 2001. *Historical Aerial Photographs*.
- Washington Department of Ecology. Undated. *Facility/Site Atlas*.
- Washington Department of Ecology. Various dates. *Well Log Viewer*.
- Washington Department of Ecology. Various dates. *Site UST File*.

## **13 Qualifications of Environmental Professionals**

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### **13.1 ELIZABETH RACHMAN, LG, LHG, SENIOR HYDROGEOLOGIST**

#### ***Education***

B.S. Geology, Michigan State University, East Lansing, Michigan, 1993

M.S. Environmental Science, Northeastern Illinois University, Chicago, Illinois, 2003

#### ***Special Training and Certifications***

40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)

Illinois State Licensed Professional Geologist (License No. 196-001101)

Washington State Licensed Geologist and Hydrogeologist (License No. 2494)

Washington State Site Assessor

#### ***Professional Experience***

Ms. Rachman has over 17 years of experience in environmental regulatory compliance and assessments. Ms. Rachman's experience includes performing Phase I and Phase II ESAs, UST site assessments, soil and groundwater investigations, directing small and large-scale remedial excavation projects, environmental compliance audits, and waste management consulting both within the private and government sectors.

#### ***Representative Project Experience***

Various Banks and Lending Institutions: Performing Phase I ESAs and compliance audits for several properties throughout the Midwest.

Retail Drycleaners: Conducting Phase I and Phase II ESAs, and remediation activities at an active retail drycleaners property.

Major Airline Carrier: Performing subsurface soil investigation as well as providing environmental oversight of large-scale remedial excavations in conjunction with major project redevelopment.

Major Retail Property Developer: Performing subsurface soil and groundwater investigation for the purpose of achieving site closure through the development of site-specific, risk-based cleanup levels.

Various Private Sector Corporations: Performing Phase II soil and groundwater sampling for properties involved in transfers of ownership.

Major Oil Company: Conducting environmental compliance auditing, data room review and financial liability assessment for various locations across the world in conjunction with an equity transfer transaction.



## **13.2 LANNIE SMITH, ENVIRONMENTAL SCIENTIST**

### ***Education***

B.S. Environmental Science, Washington State University, Pullman, Washington, 1997.

Minor in Geology.

### ***Special Training and Certifications***

40-hour Hazardous Waste Operations and Emergency Response (HAZWOPER)

Underground Storage Tank Site Assessor

Airborne Asbestos Dust (NIOSH 582) Certified

Certified Hazardous Materials Manager (CHMM)

AHERA Building Inspector

OR DEQ Soil Cleanup Matrix Supervisor

AZ Registered Geologist (No. 46343)

### ***Professional Experience***

Mr. Smith has over 14 years of experience in environmental regulatory compliance and assessments. Mr. Smith's experience includes performing Phase I and Phase II ESAs, UST site assessments, soil and groundwater investigations, directing small and large-scale remedial excavation projects, ACM and LCP surveys, environmental compliance audits, and waste management consulting both within the private and government sectors.

### ***Representative Project Experience***

Various Banks and Lending Institutions: Performing Phase I ESAs for several properties throughout the northwestern United States.

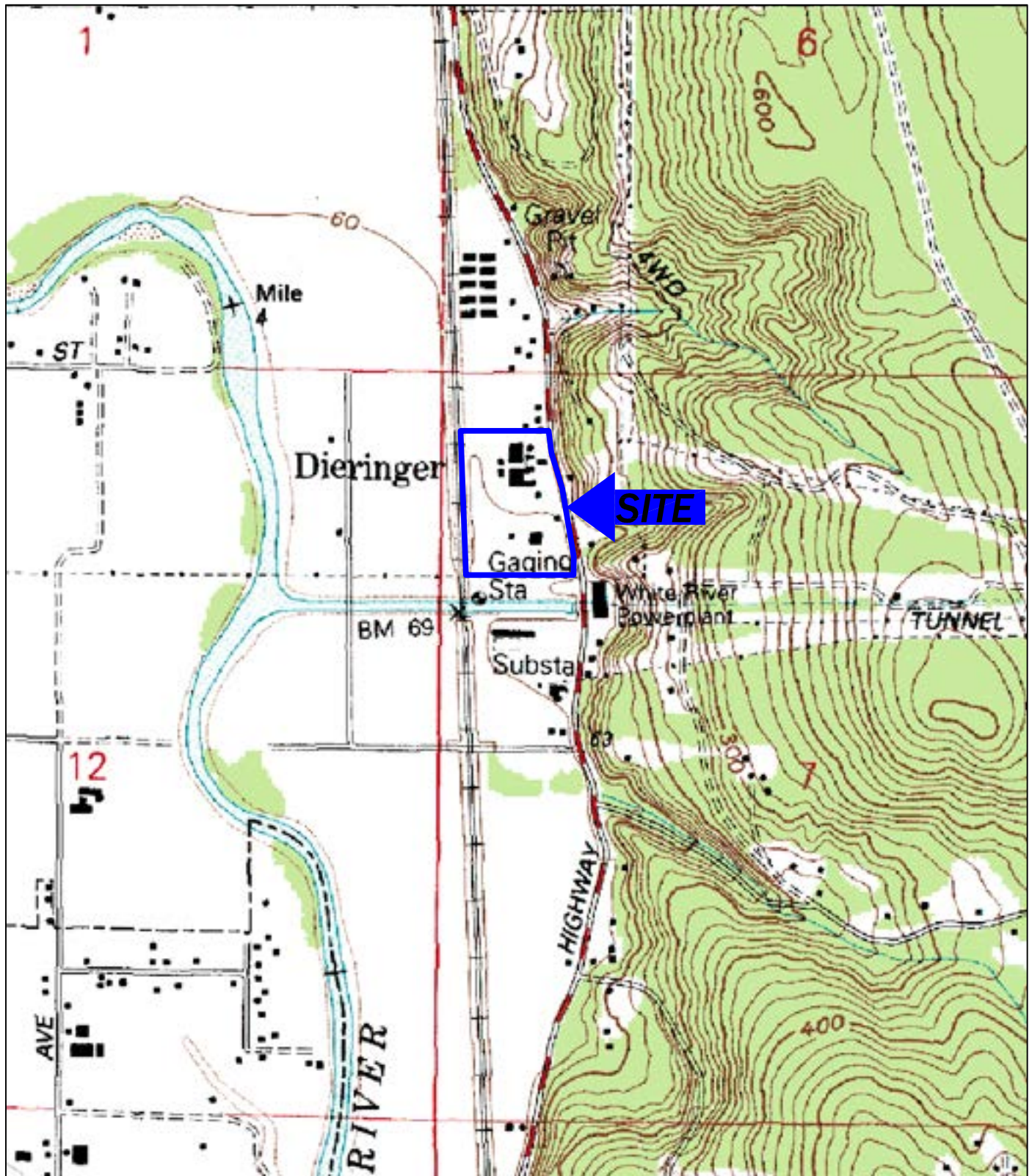
Conner Homes Company: Conducting soil and groundwater sampling as well as providing environmental oversight of large-scale remedial excavations in conjunction with project development.

Powell Development Company: Developing subsurface soil investigation for the purpose of achieving site closure through the development of site-specific, risk-based cleanup levels.

Kite Development Company: Developing a subsurface soil and groundwater investigation at a Seattle suburban wrecking yard for the purpose of developing site-specific, risk-based cleanup levels and development of a remedial work plan to be carried out in conjunction with project development.

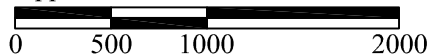
Union Pacific Railroad (UPRR): Subsurface soil sampling for environmental screening program at UPRR rail yards.

Pacific Northwest National Laboratory: Performance of facility reconnaissance for the purpose of identifying and characterizing ASTs and USTs.



USGS, 1993, Sumner, Washington  
7.5-Minute Quadrangle

Approximate Scale: 1"=1000'



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Pearson Brothers Trucking

Figure 1

RGI Project Number

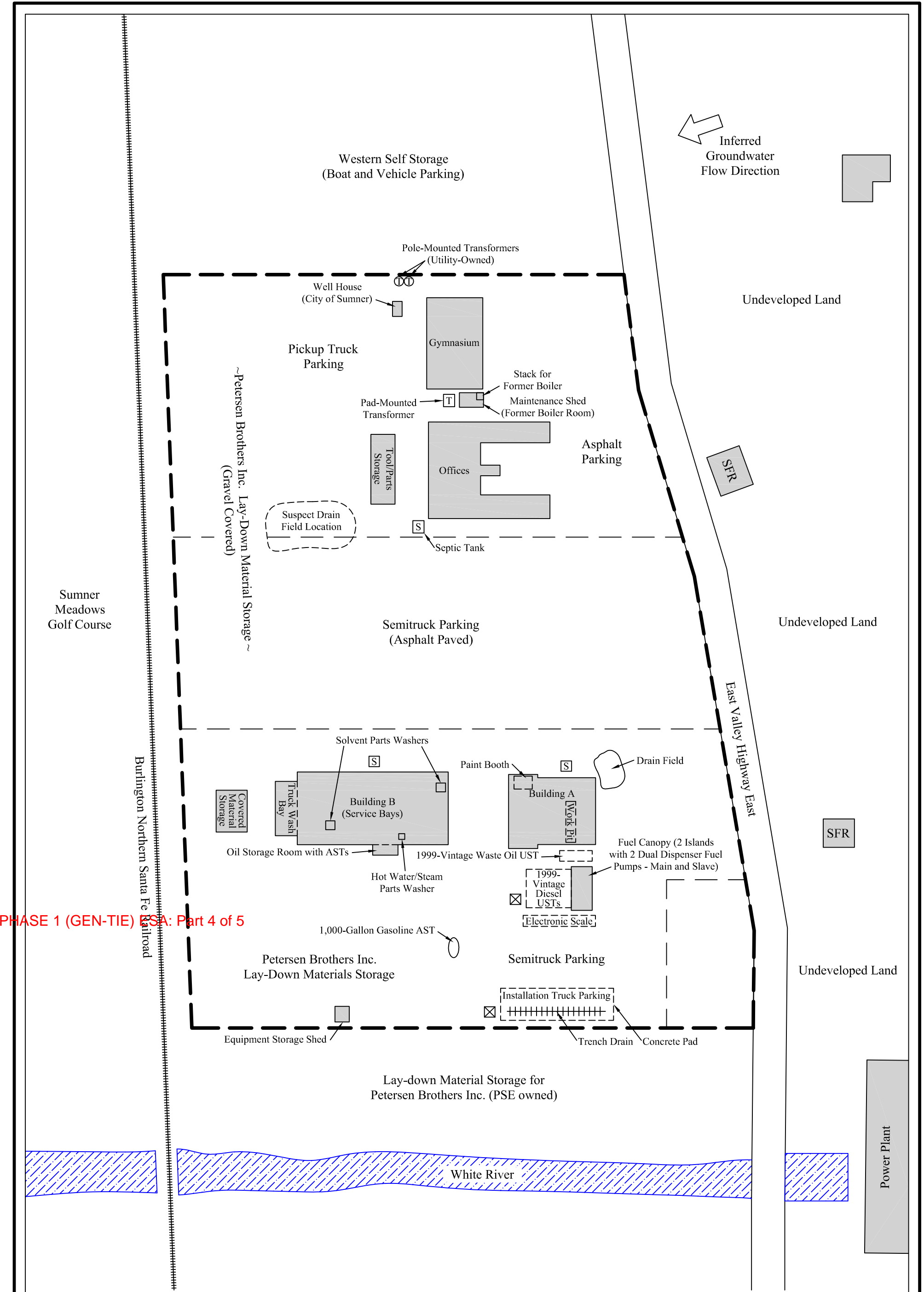
Site Vicinity Map

Date Drawn:

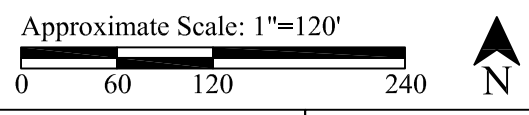
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PHASE 1 (GEN-TIE) ISA: Part 4 of 5



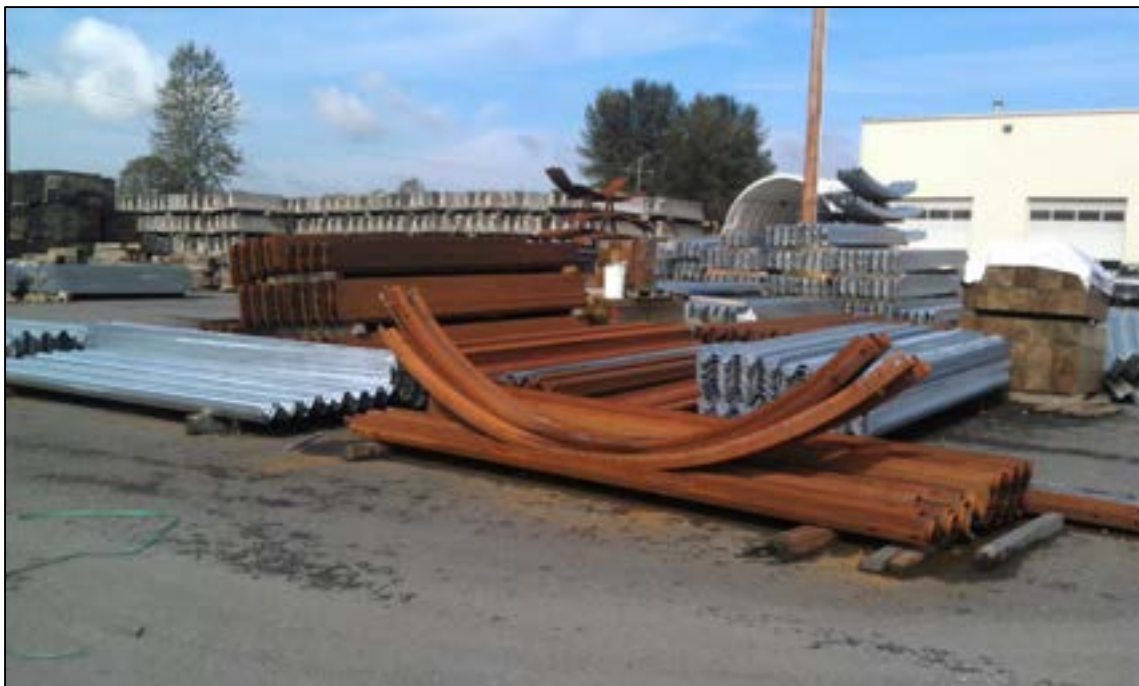
- = Septic Tank
- = Oil-Water Separator
- SFR = Single-Family Residence
- = Site Boundary

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Petersen Brothers Trucking		Figure 2
RGI Project Number	Site and Surrounding Area	Date Drawn:
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Photograph 1: Petersen Brothers lay-down material storage - southwest corner of the Site.



Photograph 2: Alternate view of southwest corner lay-down material storage yard.



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Petersen Brothers Trucking

Figure A-1

RGI Project Number

Site Photographs

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Photograph 3: Guardrail post storage in southwest lay-down material storage yard.



Photograph 4: Petersen Brothers lay-down material storage - west-central portion of the Site.



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Figure A-2

RGI Project Number

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Photograph 5: Petersen Brothers lay-down material storage - northwest corner of the Site.



Photograph 6: Petersen Brothers truck maintenance building, Building B.



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Petersen Brothers Trucking

Figure A-3

RGI Project Number

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Photograph 7: Petersen Brothers wash bay, west-adjointing Building B.



Photograph 8: Petersen Brothers storage warehouse (former truck maintenance building), Building A.



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Figure A-4

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Photograph 9: Petersen Brothers fuel canopy with dual dispensers (main and slave).



Photograph 10: Underground storage tank nest.



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Figure A-5

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Photograph 11: Petersen Brothers semi-truck parking on the central Site parcel.



Photograph 12: Dieringer Business Park (former school) on the northern Site parcel.



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Figure A-6

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Photograph 13: Gymnasium on the northern Site parcel.



Photograph 14: Tool/Parts storage shed on the northern Site parcel.



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Figure A-7

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Photograph 15: City of Sumner well house.



Photograph 16: North-adjointing Western Self Storage boat and vehicle parking lot.



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Figure A-8

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Photograph 17: East-adjointing single-family residence.



Photograph 18: East-adjointing single-family residence.



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Figure A-9

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Photograph 19: South-adjointing lay-down material storage yard leased by Petersen Brothers.



Photograph 20: Western Site boundary - BNSF Railroad is on the left of the photograph.



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Figure A-10

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Photograph 21: Punch auger trucks are parked on a concrete pad on the southern portion of the Site.



Photograph 22: Significant staining was observed near the punch auger truck trench drain.



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Figure A-11

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Photograph 23: Staining observed at punch auger truck oil-water separator.



Photograph 24: 1,000-gallon waste oil UST north of fuel canopy.



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Figure A-12

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Photograph 25: Oil-water separator west of UST nest.



Photograph 26: Oil-water separator at washbay.



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Figure A-13

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Photograph 27: Typical Building A storage.



Photograph 28: Work pit observed in Building A service bay.



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Figure A-14

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Photograph 29: Oil storage at work pit in Building A.



Photograph 30: Drip tray beneath oil storage at work pit.



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Figure A-15

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Photograph 31: Oils stored in work pit room of Building A.



Photograph 32: Onsite paint booth in Building A.



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Figure A-16

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Photograph 33: Paint mixing area within paint booth in Building A.



Photograph 34: Typical work stations/service bays in Building B.



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Figure A-17

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Photograph 35: One of two mineral spirits parts washers in Building B.



Photograph 36: Hot water/steam parts washer in Building B.



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Figure A-18

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Photograph 37: Upper ASTs in Building B oil storage room.



Photograph 38: Lower ASTs in Building B oil storage room.



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Figure A-19

RGI Project Number

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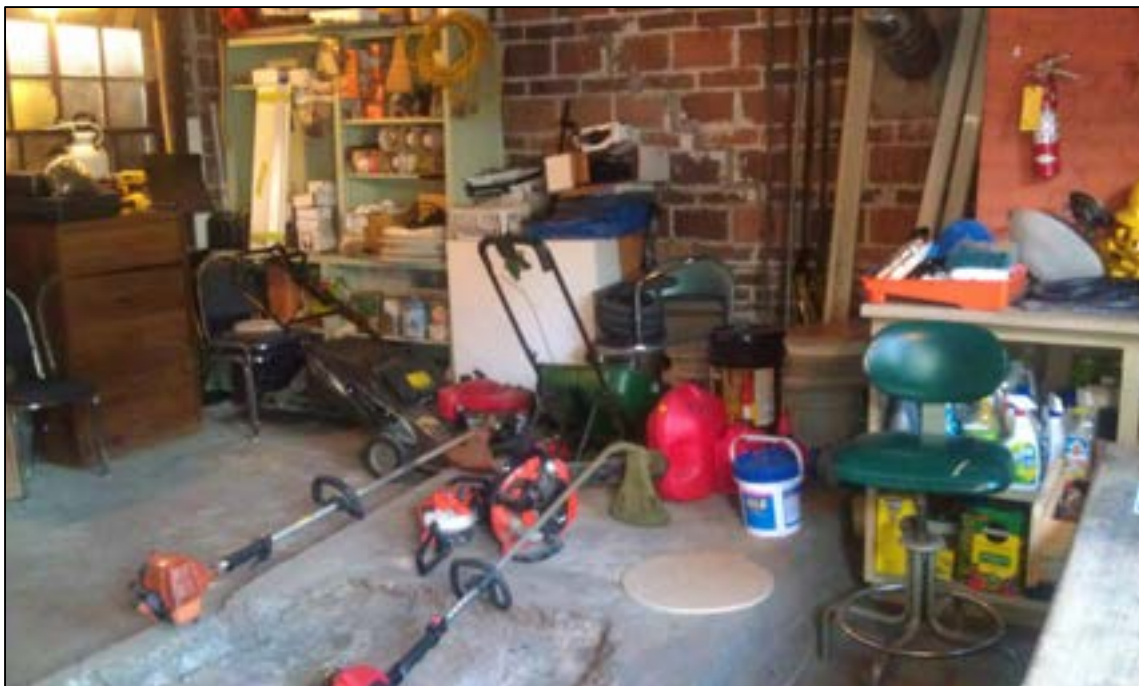
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Photograph 39: Typical classroom in school building.



Photograph 40: Maintenance Shed interior.



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Figure A-20

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Photograph 41: Basketball court in gymnasium.



Photograph 42: Indoor pool in gymnasium.



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Figure A-21

RGI Project Number

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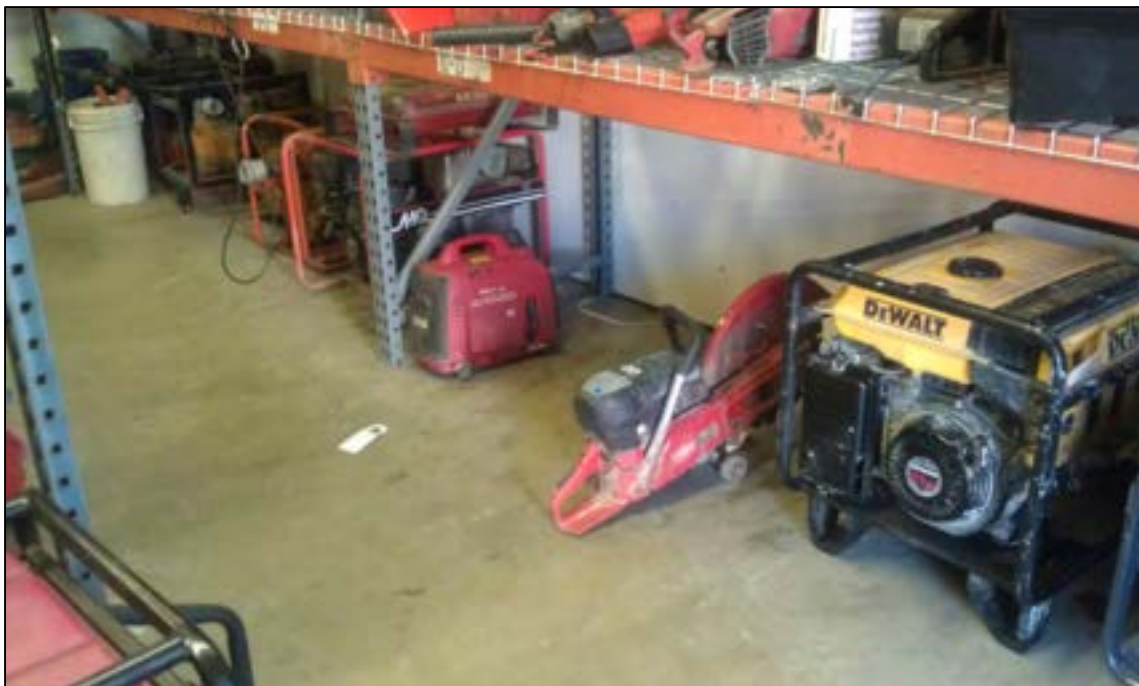
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Photograph 43: Pool chemicals stored in gymnasium crawlspace.



Photograph 44: Typical equipment storage in former wood shop.



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Figure A-22

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Photograph 45: Typical parts storage in former wood shop.



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Figure A-23

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