Fleischmanns Vinegar

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	None
• SHARP date	03/08/2025	CSID	12577
• EJFlagged?	✔ – No Override	FSID	85671776
• LD confidence level	low	VCP	SW1562
• Cleanup milestone	remedial investigation	UST ID	None
• SHARPster	Tim Mullin	LUST ID	None

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B4	medium	multiple chemical types	⊘
Groundwater	C2	medium	risk to off-site people	⊘
Surface water	D4	medium	climate change impacts	⊘
Sediment	D4	medium	plant/animal tissue data	⊘
Soil	C3	medium		

Location and land use info

1115 Zehnder St, Sumner, Pierce County, 98390

Primary parcel	042041154
Land use	industrial
Responsible unit	SWRO

Sources reviewed

TPCHD, Site Clsoure Determination, November 3, 2016

Floyd Snider, Underground Storage Tank Closure Report, September 8, 2016

TPCHD on behalf of Ecology, Initial Investigation Field Report, December 18, 2013

G Logics, UST Removal, November 10, 2010.

Primary census tract	Associated census tracts
53053073301	None

Local demographics comments

Census tract number taken from WA Tracking Network. A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating. The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

Release from underground storage tanks related at an industrial facility that produces vinegar.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Contamination in soil appears to be more than 30 feet horizontally from current industrial facility buildings.

Additional factors comments

no comments

Site history

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The Fleischmann's Industrial Park property (the property) is the site of a former commercial yeast manufacturing facility and current commercial vinegar manufacturing operation. It is located in an area zoned for heavy industrial use by the City of Sumner. The property was divided into several sub-parcels for further industrial and commercial usage in 2008 after the cessation of yeast manufacturing operations. The parcel that is the focus of this memorandum (the subject property) remains in use for vinegar production on its north side and contains associated temporary office and out-buildings on its south side. The structures associated with former yeast manufacturing have been removed. The parcel to the west is currently vacant, the parcel to the southwest has been redeveloped with the Fleischmann's Industrial Park commercial/light industrial facility, and the parcel to the south is owned by the City of Sumner and is the site of a
City-owned water supply well that is not currently in use. The subject property and surrounding property uses are shown on Figure 2. As previously reported to TPCHD, the subject property formerly contained two 15,000-gallon USTs within a concrete vault and one 500-gallon aboveground storage tank (AST). The tanks held heavy fuel oil for use in boilers and backup generators. Several soil investigations performed on the property between 1998 and 1999 identified areas of soil contaminated with diesel-range
organics (DRO) and oil-range organics (ORO) originating from these fuel oil tanks, as well as minor amounts of gasoline-range organics (GRO). The USTs and ASTs, associated concrete pads, vaults, plumbing, and over 1,200 tons of contaminated soil were removed from the property in 2000, with oversight of the tank removal by TPCHD. The presence of buried utilities and other structures prevented full excavation of soils with DRO and ORO exceeding the Model Toxics Control Act (MTCA) Method A cleanup levels. Post-excavation groundwater sampling by URS in 2000 confirmed that the release of heavy fuel oil had not impacted groundwater quality. The previous property investigations, tank closure, and soil excavation are described in detail in the UST and AST Removal and Voluntary Cleanup Action Report prepared by the URS Corporation (URS 2002) and submitted to TPCHD and Ecology in 2002. One well downgradient of the excavation (MW-3-00) was also reportedly sampled by Environmental Resolutions, Inc., in 2003
and did not have detectable DRO or ORO; these results were summarized in a letter to TPCHD.

Overflow - Site contamination and cleanup history

In July 2016, Floyd|Snider performed additional direct push borings to assess current soil and groundwater conditions in the vicinity of the remaining residuallycontaminated soils as recent development activities resulted in more areas of the site being
accessible. To assess if additional excavation was feasible, soil borings were advanced near the northern limits of the previous excavation, where previous confirmation samples had indicated residual DRO and/or or ORO concentrations exceeding MTCA Method A cleanup levels, and near the southeastern limits of the previous excavation where confirmation samples had detectable DRO and/or ORO at concentrations less than the MTCA Method A cleanup levels. Borings were also advanced within the footprint of the former power plant and transformers located to the west of the former UST vault, where a chemical odor in soil was noted by construction workers during demolition of those two structures in 2016. Strong field indications of petroleum contamination were observed in soil samples obtained from two soil borings (FS-05 and FS-06) advanced near the northern limit of prior excavation. These borings were located as close as practicable to the southern limit of multiple active utilities that run east-west in that area. It was likely that this utility corridor limited the extent of the prior excavation. These utilities include a City of Sumner water supply line, multiple storm sewer water lines, and a fire water supply line as well as new concrete footings for an outbuilding that was under construction adjacent to the vinegar manufacturing facility at the time of the investigation. Borings were also advanced as close as possible on the northern side of the utility corridor. However, the samples from these borings did not have any field evidence of contamination, indicating that the heavy fuel release terminates within the utility nest. Mild to moderate field indications of contamination, including slight staining and petroleum odor, were observed in one other boring (FS-02) located near the southwestern corner of the former excavation but not at boring locations farther to the south. Soil samples were collected for DRO and ORO analysis from intervals in FS-02, FS-05, and FS-06 with field indications of contamination, which was generally encountered between 3.5 and 5.5 feet below ground surface (bgs), in the moist to wet soils overlying and at the water table. At the other locations where contamination was not apparent, samples were also collected between approximately 3.5 and 5.5 feet bgs, or at depths where prior samples had indicated residual contamination was present.
The two most highly contaminated samples were also sampled for analysis of volatile petroleum constituents, petroleum additives, and volatile petroleum hydrocarbons/extractable petroleum hydrocarbons (VPH/EPH). Based on the southerly groundwater flow direction established by URS during post-excavation groundwater sampling, one location (FS-09) to the south of the borings with the greatest field indications of contamination was selected for collection of a groundwater
screening sample using a temporary well screen set inside the Geoprobe boring and purged and sampled using a peristaltic pump. Additional groundwater evaluation and potentially air evaluation is needed. Petroleum concentrations in soil remain which exceed the MTCA Method A cleanup levels. A new outbuilding has been built at the facility to the north of the residual soil contamination. Whether or not petroleum contaminated soil is present in the utility corridor along the northern boundary of the former UST basin is unknown.

Fleischmanns Vinegar

12577 Fleischmanns Vinegar 20250308
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
03/08/2025

SHARP