

Manke Lumber Co Inc Sumner



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	673125
• SHARP date	08/26/2025		CSID	3768
• EJFlagged?	✓ – No Override		FSID	1283
• LD confidence level	low		VCP	none
• Cleanup milestone	site hazard assessment		UST ID	8129
• SHARPster	John Kirkpatrick		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	low	multiple chemical types	✓
Groundwater	C2	low	risk to off-site people	⊘
Surface water	A1	low	climate change impacts	✓
Sediment	B1	low	plant/animal tissue data	⊘
Soil	B1	high		

Location and land use info	
13702 Stewart Road, Sumner, Pierce County, 98390	
Primary parcel	4495400412
Land use	industrial
Responsible unit	SWRO

Sources reviewed
2021, Soil Investigation Summary Report, Kennedy Jenks
2019, Analytical Report, Eurofins Environment Testing
Accessed 8/26/2025: Permit Details for WA0040339 (NPDES)



Primary census tract	Associated census tracts
53053073301	

Local demographics comments

A zero was applied to all EJsreen parameters because the EJsreen website was not available at the time of rating.

Source/source area description

The site is at the location of Superior Wood Treating, a facility that produces lumber products from timber. The plant is on the west bank of the White River in Sumner. The facility includes wood treating operations such as an Alkalkine Copper Quaternary (ACQ) plant. Soils in this area were found to be contaminated with metals.

Soil comments

Contaminants of Concern (COCs) in site soils were arsenic, cadmium, chromium, nickel, copper, zinc, and mercury. Arsenic exceeded Model Toxics Control Act (MTCA) Method C cleanup levels. Chromium, nickel, copper, and zinc did not exceed MTCA Method C cleanup levels, but were greater than concentrations protective of the groundwater to surface water pathway. The reporting limit for cadmium exceeded the concentration deemed protective of the groundwater to surface water pathway for soils. Mercury also exceeded levels protective of the groundwater to surface water pathway.

Groundwater comments

Groundwater was not sampled in the 2020 soil investigation. Give the modest topography and the close proximity of the White River, groundwater is unlikely to be deep. Soil borings in 2020 were advanced to 18" below ground surface and did not encounter groundwater.



Surface water comments

Runoff at the site is channeled into a stormwater treatment system permitted under the National Pollutant Discharge Elimination System (NPDES). Based on intermittent violations between the 1990s through 2024, the primary COCs would be copper, chromium, and oil. Ecology also lists phenolic compounds as suspected. Two outfalls discharge into the White River, which is home to multiple salmon runs. The river's coho population has a federal status of candidate, and steelhead, chinook, and bull trout are listed as threatened. The site is downstream of a large habitat restoration project (levee setback).

Sediment comments

No sediment sampling has been documented.

Indoor air comments

Identified COCs at the site are not volatile. Analyses for petroleum products and other volatile organic compounds have typically not been done in previous investigations.

Additional factors comments

According to FEMA maps, portions of the property are in a flood zone.

Site history

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The property has been the location of a sawmill for decades. The site was first listed on what is today the contaminated sites list in 1991, and Ecology conducted a Site Hazard Assessment at that time. Throughout the 1990s and through at least 2023 the site was contacted repeatedly by Ecology due to noncompliance with its National Pollutant Discharge Elimination System (NPDES). This was usually related to incomplete or belated discharge monitoring reports, or measurements of copper, oil, chromium, and / or pH that did not meet permit requirements. The site has two stormwater outfalls that discharge to the White River on the east side of the property.

In 2019, Ecology staff inspecting the ACQ drip pad observed that area soils appeared to be contaminated. 3 soil samples were collected in July 2019, and analyzed for metal concentrations. Elevated levels of arsenic, cadmium, chromium, nickel, copper, zinc, and mercury were detected. Subsequently, Ecology issued a Notice To Comply in March 2020, requiring Manke to complete mitigation and control conditions as well as to define the extent of soil contamination. Manke contracted Kennedy Jenks to develop a soil investigation work plan, which was submitted to Ecology in August of 2020. It was approved on September 1st, and Kennedy Jenks sampled soils in the vicinity of the ACQ plant in October.

For the soil investigation, Kennedy Jenks collected 50 soil samples from 17 borings and analyzed for metals. Cleanup levels for the site have not been formally established. For the soil investigation, Kennedy Jenks compared measurements to MTCA Method C (noncancer) cleanup levels. Arsenic concentrations above MTCA Method C cleanup levels was confirmed. Additionally, chromium, nickel, copper, and mercury were measured below Method C concentrations but above other relevant cleanup levels such as concentrations protective of the groundwater to surface water pathway. Chromium speciation was not reported. Additionally, the reporting limit for the method used to measure cadmium in soils was above concentrations protective of the groundwater to surface water pathway.

No further site characterization or remediation activities have been documented with Ecology's Toxics Cleanup Program. Elevated levels of copper, chromium, and / or oil in water discharged to the White River have been noted from time to time, most recently in December of 2024 for chromium.



Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

08/26/2025



Assessment scores by environmental medium

