

Nissen Property



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	733519
• SHARP date	02/12/2025		CSID	17188
• EJFlagged?	⊘ - No Override		FSID	100003422
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• SHARPster	Vance Atkins		LUST ID	none

This section is blank if this is the first SHARP

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

Location and land use info

16006 75th Pl W, Edmonds, Snohomish County, 98026

Primary parcel 00513105900100

Land use residential

Responsible unit NWRO

Sources reviewed

1. Spill Response: Remediation Report, Nissen Property, 16006 75th Pl W, Edmonds, WA.

Stratum Group, Bellingham, WA. February 11, 2025.

2. Geotechnical Consultation, Proposed Short Plat Block 59 of Meadowdale Beach, Edmonds, WA.

GeoEngineers, Redmond, WA. November 22, 1989.

Primary census tract	Associated census tracts
53061050200	none

Local demographics comments

EJScreen offline as of 02112025

Source/source area description

A petroleum release occurred at the site when a dump truck collided with the residence and overturned on September 4, 2024. Approximately 150 gallons of diesel fuel and hydraulic fluid were released during the spill. An initial spill response removed free product from the spill location, with a subsequent limited soil removal remediating approximately five tons of petroleum-contaminated soil. An unknown quantity of petroleum-contaminated soil remained on site, primarily behind a retaining wall adjacent to the residential structure.

Soil comments

See overflow comments.

Groundwater comments

Geotechnical test pits and borings completed on and adjacent to the Site parcel did not encounter groundwater to depths of up to 35 feet.

Surface water comments

Stratum's investigation found no continued pathways or persistent mpacts to surface water.

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

[Go to top](#)

The site is a residence in western Edmonds, Snohomish County, Washington. Site development includes a single-family residence, paved driveway, and landscaped areas. Because of slopes on the site parcel, retaining walls are present to support soils. The site parcel is 0.49 acres in area, and the residence was constructed in 2001.

Overflow - Site contamination and cleanup history

Soil comments: After an initial spill reponse (removal of free product), approximately 5 tons of soil were removed using hand tools and vacuum truck from the site between September and November 2024. Post-excavation soil samples indicated that soil exceeding MTCA Method A unrestricted soil cleanup levels for petroleum remained on site. In January 2025, a supplemental soil remedial action took place, including removal of a retaining wall, tracing of stormwater drainage lines, and excavation and disposal of approximately 35 tons of petroleum-contaminated soils. 22 post-excavation confirmation samples were collected from excavation base and sidewalls. The soil samples either did not contain petroleum hydrocarbons at laboratory detection limits, or detections were below MTCA Method A soil cleanup levels.

Nissen Property

17188 Nissen Property 20250212

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

02/12/2025



Assessment scores by environmental medium

