

Unocal Edmonds Bulk Fuel Terminal 0178



SHARP Report — Part 1 of 2

[Go to site contamination history](#)

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	High		ERTS	SHARP it
• SHARP date	08/29/2025		CSID	5180
• EJFlagged?	⊘ - No Override		FSID	2720
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	feasibility study		UST ID	3765
• SHARPster	Tanner Bushnell		LUST ID	164

This section is blank if this is the first SHARP	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	✓
Groundwater	C2	high	risk to off-site people	⊘
Surface water	A4	high	climate change impacts	✓
Sediment	B3	high	plant/animal tissue data	⊘
Soil	A1	high		

Location and land use info	
11720 Unoco Rd , Edmonds, Snohomish County, 98020	
Primary parcel	27032600102400
Land use	SHARP it
Responsible unit	SHARP it

Sources reviewed
Unocal Edmonds Bulk Fuel Terminal 0178 - Draft Feasibiliy Study_August 2024, 8/30/24
2022 Groundwater Monitoring and Dual-Phase Extraction System Operation Report, 10/12/23

Primary census tract	Associated census tracts
53061050500	SHARP it

Local demographics comments

EJScreen was unavailable

Source/source area description

Former bulk petroleum fuel terminal ASTs, associated product piping, and loading areas. Former Ashphalt plant. Petroleum UST.

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

The site is adjacent to critical habitat, but at this time there is no indication that contamination is impacting sediment in Puget Sound.

Indoor air comments

no comments

Additional factors comments

no comments

Site history[Go to top](#)

The site consists of an Upper Yard and a Lower Yard. The Lower Yard was formerly part of the Edmonds Marsh. A portion of the Edmonds Marsh was filled with dirt to create the Lower Yard. Fuel terminal operations occurred at the site from 1923 to 1991. Large ASTs were located on the Upper Yard. Product piping and loading racks were located on the Lower Yard. Additionally an asphalt plant operated on the Lower Yard from 1953 to the late 1970s. The first Agreed Order was entered into in 1993. The Upper Yard was cleaned up in 2003 and has been redeveloped with condos. Most of the soil contamination has been excavated from the lower yard. Work is being conducted on a Consent Decree to direct the final cleanup.

Overflow - Site contamination and cleanup history

The "Upper Yard" of the site was cleaned up in 2003 and redeveloped as condos. The parcel numbers associated with the condos are: 01022607120500, 01022605120400, 01022603130300, 01022604110700, 01022605130400, 01022603110700



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5180 Unocal Edmonds Bulk Fuel Terminal 0178 20250829

First SHARP

SHARP rating — High

SHARP Report — Part 2 of 2

Conceptual site model

08/29/2025



Assessment scores by environmental medium

