

Cramer Property

Site Hazard Assessment and Ranking Process (SHARP) Report

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Location and land use info	Ecology Info
2620 Meridian Ave E , Edgewood, Pierce County, 98354	CSID 587
Land use other	FSID 5508606
Responsible unit SWRO	VCP none
Cleanup milestone site hazard assessment	ERTS 541206, 541212
Parcel numbers 0420094149	UST ID none
	LUST ID none

SHARP Results	
Assessed by John Kirkpatrick	 SHARP Rating: Medium Site Points: 780
SHARP Date 07/22/2026	
Environmental justice concerns? EJFlag - Default overridden	
EJ confidence level low	

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	maybe
Groundwater	B1	low	risk to off-site people	no
Surface water	B2	low	climate change impacts	no
Sediment	B3	low	plant/animal tissue data	no
Soil	C2	low		

Media score = exposure and severity. Exposure score: A to D, A=current exposure. Severity score, 1 is the most severe. See <https://ecology.wa.gov/SHARP> for more information.

This section is blank if this is the first SHARP

Sources reviewed
Washington State Department of Transportation. Memorandum re: SR161 24th Street East to Milton Widening. 2012.
Tacoma-Pierce County Health Department. Initial Investigation. 2005.
Washington State Department of Ecology. Environmental Report Tracking System entry 541212. Reviewed 7/22/2026.
Washington State Department of Ecology. Environmental Report Tracking System entry 541206. Reviewed 7/22/2026.

Primary census tract	Associated census tracts
53053940009	53053073502

Local demographics comments

The site lies in a Tribal census tract associated with the Puyallup Tribe of Indians. Additionally, the site is at the border with another census tract, -502, across the street. This other tract has multiple Group A wells. The wellhead protection zone of those wells extends onto the site.

Source/source area description

The site is located off SR161 in a mixed commercial and residential part of Edgewood. In 2004, a residence was located at the property. During removal of a heating oil tank, fuel was spilled and soil was contaminated with diesel.

Soil comments

Soil at the site is known to be contaminated with diesel above Model Toxics Control Act (MTCA) Method A cleanup levels. The soil known to be contaminated was 3 feet below the geomembrane liner installed underneath fill used for the bottom of the retention pond.

Groundwater comments

The most recent groundwater data was from 2007 (one sample). Test results for petroleum hydrocarbons and halogenated volatile organic compounds were below MTCA Method A cleanup levels. The pond liner installed in 2012 was designed to prevent water in the pond from intruding into the depth of known soil contamination. However, given concerns dated back to 2004, that any potential plume had time to migrate, and that only a single groundwater sample has been reported for the site, potential impacts can not be ruled out at this time. The site is within the wellhead protection zones for Group A wells (Mountain View - Edgewood Water Co).

Surface water comments

Overflow from the stormwater pond drains to an intermittent stream to the west of the site. The pond liner was designed to prevent site contamination from interacting with the retention pond above it. However, given the lack of groundwater information, the groundwater to surface water pathway has not been ruled out.

Sediment comments

Washington Department of Fish and Wildlife maps identified the intermittent stream corridor as part of the Carbon River Open Space, and potential habitat of the Northwestern Pond Turtle.

Indoor air comments

There are no buildings at the site. However, if halogenated solvents were identified in area groundwater, vapor intrusion risk may need to be evaluated for nearby residences and businesses.

Additional factors comments

None.

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A complete site history is unavailable. However, in 2004 a residence was located at the site. A City of Edgewood inspector observed an underground storage tank (UST) removal underway at the site in mid-April. Diesel was spilled at and around the excavation. Some of the tank contents had been put into uncovered 55-gallon drums nearby. The excavated area was backfilled without addressing the contamination. The inspector notified Tacoma-Pierce County Health Department (TPCHD) about their observations.

TPCHD staff visited the site and spoke with the owner at the time, Rick Cramer. Staff observed that the excavated UST had been cut into several pieces which remained on site. Staff then discussed proper disposal options with the owner. Mr. Cramer also noted that soil contaminated with solvents used to wash auto parts from the adjacent property was also stored at the site. TPCHD staff asked Mr. Cramer to properly store and dispose of the oil-water slurries in the 55 gallon drums immediately, as well as to excavate and remove the petroleum-contaminated soil.

The City of Edgewood issued a stop work order related to violations of City building code enforcement. The City planned a joint site inspection with TPCHD for 6/7/04. There is no record of this inspection in the site file. TPCHD attempted to follow up with the owner with a letter in July, and another in person visit in August. At that time, no concerns had been addressed and the site condition was unchanged. In October, TPCHD received a call from a third party who stated he would be acting as Mr. Cramer's representative. This person, Mr. Ambrose, stated that he would be addressing the issues at the site. In November, Mr. Ambrose called TPCHD and stated that the site had been taken care of. However, TPCHD staff noted that Mr. Ambrose said he had lifted the 44-gallon drums (over 400 pounds) onto a utility trailer, and then supposedly taken them to a landfill that was not actually permitted for this kind of waste. Mr. Ambrose did not produce any disposal receipts. No mention was made of if / how the contaminated excavation pit was addressed. After providing Mr. Ambrose and Mr. Cramer an opportunity to clarify these inconsistencies (including also the matter of the solvent-contaminated soil), no responses were received. TPCHD recommended the site be added to the Contaminated Sites List. Ecology concurred and the site has been on the list since 2005.

In March of 2007, GeoEngineers investigated the site on behalf of Washington State Department of Transportation (WSDOT). WSDOT was interested in acquiring the property for construction of stormwater infrastructure related to the widening of SR 161 / Meridian Ave. GeoEngineers staff completed 3 soil borings, and collected one groundwater sample. The depths and numbers of these samples were not documented in Ecology's site file. WSDOT summarized the results in a memorandum to Ecology, stating that petroleum products and halogenated solvents were not detected above MTCA Method A cleanup levels. WSDOT proceeded to acquire the property.

Overflow - Site contamination and cleanup history

In 2012, WSDOT staff reported the discovery of potentially contaminated soil during construction of the stormwater pond. Testing confirmed that soil stockpiles at the site had diesel contamination. One stockpile had concentrations above MTCA Method A cleanup levels. Additionally, several soil samples taken from the limits of excavation where the pond was being built also had concentrations of diesel above state cleanup levels. Stockpiled soil was hauled off-site and disposed of. Contaminated soil remained in place underneath the pond area. The stormwater pond was lined with an impermeable membrane (LLDPE) and pond construction completed. WSDOT staff concluded that the lining system and fill placed on top served as an engineered control to prevent water infiltration into the remaining contaminated sediment.

No further remediation or construction activities at the site have been documented in the Ecology site file. Based on site photography, no obvious changes to the stormwater infrastructure have taken place between 2014 and 2026. Contaminated soil remained at the site, and the site remains on the Contaminated Sites List.

Note on parcels: The Initial Investigation report completed in 2005 stated that two properties owned by Mr. Cramer had environmental concerns. The UST-associated spill was at the location of the former residence, now the location of the stormwater pond, parcel 0420094149. The report also mentioned soil contaminated with halogenated solvents related to an auto shop, adjacent and also owned by Mr. Cramer. Based on historical site photography and the county assessor's records of property transactions, this other parcel was most likely the adjacent parcel to the north.

Cramer Property

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First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

07/22/2026



Assessment scores by environmental medium

