

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	718977
• SHARP date	01/15/2025		CSID	16879
• EJFlagged?	⊘ - No Override		FSID	21539662
• LD confidence level	low		VCP	NW3382
• Cleanup milestone	cleanup completion/NFA		UST ID	5057
• SHARPster	Olu Akeroro		LUST ID	8269

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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	C4	high		

Location and land use info

800 S 2nd St , Mount Vernon, Skagit County, 98273
 Primary parcel P54139, P54141, P54142
 Land use commercial
 Responsible unit NWRO

Sources reviewed

May 2024, Mount Vernon Library Commons Ecology VCP Opinion NFA Letter
 Apr 2024, Mount Vernon Library Commons MFA Ecology Environmental Covenant
 May 2024, Mount Vernon Library Commons MFA Ecology TEE Form
 Dec 2023, Mount Vernon Library Commons MFA Easement Documents Map
 Dec 2023, Mount Vernon Library Commons Title Search Documents
 Dec 2023, Mount Vernon Library Commons MFA Empirical Demonstration Memo
 Oct 2023, Ecology Mount Vernon Library Commons VCP Technical Assistance Letter
 Nov 2022 - Mar 2023, Mount Vernon Library Commons MFA USTs Reports

Primary census tract	Associated census tracts
53057952500	N/A

Local demographics comments

no comments

Source/source area description

The contamination on this site originated from the four undocumented USTs.

Soil comments

The Petroleum Contaminated Soil remains covered and inaccessible. The Site is governed by an Environmental Covenant

Groundwater comments

Findings empirically demonstrate that residual soil contamination at the Site does not adversely impact groundwater quality.

The empirical demonstration also documents that the residual soil contamination does not pose a risk of future contamination to groundwater and is protective of human health and the environment if the impermeable surface cap is maintained.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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Prior to 1948 the Property was developed as a petroleum products service station and operated by Chevron. In August 1990, ten USTs, two hydraulic lifts, two fuel service islands, and associated product lines were removed from the Chevron service station (Site name Chevron 90498; Cleanup Site ID 5687; VCP NW0724). Ecology issued a No Further Action opinion for this site on 9/17/2001 and the Property was converted to a parking lot. Figure 3 depicts the former Property layout, including the locations of the USTs and the parking lot.

The current redevelopment of the Site into Mount Vernon Library Commons, transit center, and multi-use community space led to the discovery and decommissioning of four undocumented underground storage tanks (USTs) the following capacities: 250-gallon, 440-gallon, 1, 200-gallon, and 3,200-gallon.

Overflow - Site contamination and cleanup history

Parcel Numbers: P54139, P54141, P54142, and P54147

Mount Vernon Library Commons

16879 Mount Vernon Library Commons 20250115

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

01/15/2025



Assessment scores by environmental medium

