

• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Low		ERTS	726299
• SHARP date	05/19/2025		CSID	17258
• EJFlagged?	⊘ - No Override		FSID	100003999
• LD confidence level	low		VCP	None
• Cleanup milestone	initial investigation		UST ID	620653
• SHARPster	Hannah Hennig		LUST ID	8376

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	B2	medium	multiple chemical types	✓
Groundwater	C3	medium	risk to off-site people	⊘
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	C2	high		

Location and land use info

427 N 4th St, Mount Vernon, Skagit County, 98273

Primary parcel P26595

Land use residential

Responsible unit NWRO

Sources reviewed

Phase II Environmental Site Assessment. Whatcom Environmental Services. September 15, 2023.

Phase I Environmental Site Assessment. Enviro Assessment, PC. January 6, 2022.

Primary census tract	Associated census tracts
53057952500	none

Local demographics comments

A zero was entered for all values in question 5 because the EJ Tool was unavailable at the time of this report completion.

Source/source area description

An abandoned underground storage tank (UST) was discovered along the eastern edge of the property. Contaminants of concern (COCs) are petroleum-related: gasoline-range, diesel-range, and oil-range total petroleum hydrocarbons (TPH-G, TPH-D, and TPH-O, respectively); benzene, toluene, ethylbenzene, and total xylenes (BTEX), methyl tert-butyl ether (MTBE), and lead. The most likely source is an abandoned underground storage tank (UST) discovered along the eastern edge of the property.

Soil comments

Soil from all seven borings in the vicinity of the UST contained concentrations of TPH-G above the MTCA Method A cleanup level (CUL). Soil from one boring also contained benzene at a concentration above the soil CUL. Exceedances were detected at depths of at least 9 to 13 feet bgs.

Groundwater comments

Groundwater was collected from one boring advanced to 20 feet bgs. Benzene and TPH-G concentrations exceeded MTCA Method A CULs. Contamination was encountered near the eastern edge of the property. The lateral extent of the groundwater plume has not been characterized.

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

Benzene was detected in one groundwater sample at a concentration above the Method B cancer screening level and equal to the Method B noncancer screening level. There is no data available for indoor air or soil gas.

Additional factors comments

no comments

Site history[Go to top](#)

The Site consists of one parcel (P26595) on 0.16 acres of land. Historical usage has been residential and commercial since the construction of the existing building sometime between 1921 and 1941. Prior to that, it was undeveloped and vegetated. The front portion of the building operated as a fueling station from at least 1948 to 1962. More recent usage includes a beauty salon and apartment units. In February 2023, the property was acquired by Northwest Youth Services for use as a youth housing facility and an administrative building.

The Site's past use as a fueling station with no record of UST removal was identified as a Recognized Environmental Concern (REC) during a Phase I Environmental Site Assessment (ESA) completed in January 2022. In February 2023, the location of a potential UST was identified during a ground-penetrating radar (GPR) survey. To further evaluate for UST presence and the potential release of hazardous substances, a Phase II ESA was completed in September 2023. The discovery of the UST and contamination was reported in October 2023.

Seven soil samples and one water sample were collected as part of the Phase II ESA and analyzed for COCs based on field screening. Analytical lab results indicate the presence of TPH-G and benzene in both soil and groundwater at concentrations above MTCA Method A cleanup levels.

Overflow - Site contamination and cleanup history

The unregistered UST was assigned ID #620653 based on the Phase I and Phase II ESA reports.

Northwest Youth Services

17258 Northwest Youth Services 20250519

First SHARP

SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model

05/19/2025



Assessment scores by environmental medium

