

Chevron Bulk Plant 1348



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	SHARP it		ERTS	554471
• SHARP date	02/19/2025		CSID	3762
• EJFlagged?	SHARP it		FSID	1234
• LD confidence level	SHARP it		VCP	None
• Cleanup milestone	remedial investigation		UST ID	None
• SHARPster	Thomas Praisewater		LUST ID	None

This section is blank if this is the first SHARP

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

Location and land use info

1656 East J Street, Tacoma, Pierce County, 98421

Primary parcel 03200440002

Land use industrial

Responsible unit SWRO

Sources reviewed

2024 RI and Data Gaps Report

2014 Draft RI Report

2008 Site Hazard Assessment

Primary census tract	Associated census tracts
60200	SHARP it

Local demographics comments

A zero was applied to all EJscreen parameters because the EJscreen website was not available at the time of rating.

Source/source area description

The Site is located in an industrial area of Tacoma, between the Thea Foss Waterway and the Puyallup River. The property that housed the former Chevron bulk terminal is bounded to the north by East F Street, to the west by a rail siding on the Steeler Inc. property, and to the east by East J Street. To the south is a BNSF rail siding and undeveloped property.

The Site property presently developed with a 2,100 square foot office building, a Quonset hut structure, and paved parking in the eastern half of the property. The western half of the property is vacant and unpaved. A mobile trailer office and several shipping containers are also present on the property. The property is presently a vehicle and bus parking facility operated by Northwest Detention Center (a facility currently operated by the federal government, to the east).

Soil comments

Soil contamination has been present in the form of TPH-O, which is generally limited to the southeastern portion of the Site property. TPH-G and TPH-D are also present in the soil and are much more widespread, covering most of the Site property and extended off-property to the north, west and south. Soil contamination is limited to depths between approximately 2 and 11.5 feet bgs.

Groundwater comments

Contaminants have been identified as TPH-G, TPH-D, and TPH-O within the perched water-bearing unit, across the property and off-property to the northwest, north and east. The deeper and tidally influenced sand aquifer contains TPH-D and TPH-O, with contamination across the property and off-property to the north, west and east.

LNAPL has been measured consistently in two of the Site monitoring wells, MW-20 (in the perched unit) and D-13 (in the sand aquifer).

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

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The property and surrounding area were part of a tidal marsh at the mouth of the Puyallup River that was filled with sediment dredged from the river in the early 1900s. In 1905, Standard Oil Company of California, who became Chevron U.S.A. Inc. in 1984, purchased the dredge-filled property and used it as a fuel storage and distribution facility until 1988. All structures and underground pipelines on the property associated with the former bulk terminal were decommissioned and reportedly removed in 1989 and 1990. In 1999, the property was sold to Bowman Propane and, as condition of sale, a gravel cover was placed over the property and a Warranty Deed was signed. The Warranty Deed included restricting the purchaser (Grantee including all future purchasers) from using the property for residential purposes and restricting use of groundwater/surface water for consumption.

In 2004, the property was acquired by Reinhard Petroleum who conducted business as Cornerstone Property Investments and leased the property to Bowman Oil and Propane for staging of petroleum transport trucks. The property was later leased to a variety of occupants including Griffin-Galbraith Fuel Company, Lubking Petroleum, Mathews Heating Oil and Bowman Propane, until 2010.

In 2009, GEO Group purchased the property in partnership with the Correctional Services Corporation. Since 2010, Northwest Detention Center (Correctional Services Corporation) operates a bus and vehicle parking facility that is owned by Correctional Services Corporation of Boca Raton, Florida.

The former fuel storage and distribution facility had 13 above-ground storage tanks (ASTs), four underground storage tanks (USTs), two tanker truck-loading racks, two office buildings, several garages, a boiler house, and a barrel platform which operated from 1905 until 1988 (Figure 2B). The ASTs and USTs stored various products over the years including gasoline, diesel, light and industrial fuel oil, aviation gasoline, stove and furnace oil, and additives with tank capacity ranging from 10,000 to 1.6 million gallons. Lubrication oil was stored in barrels that were placed on platforms and fuel oil was transported by a pipeline from the property to the pier area for loading onto ships (Figure 2A). All structures, docks, and some underground piping associated with the property were decommissioned and reportedly removed by 1990. The four bulk petroleum supply lines in the northern area of the property were removed and/or flushed, cleaned, and abandoned in place in 1989.

Overflow - Site contamination and cleanup history

No overflow

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First SHARP

SHARP Rating = SHARP it

SHARP Report — Part 2 of 2

Conceptual site model

02/19/2025



Assessment scores by environmental medium

