

Chevron Mt Vernon Bulk Plant



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	none
• SHARP date	02/10/2026		CSID	799
• EJFlagged?	✓ – No Override		FSID	2674
• LD confidence level	low		VCP	none
• Cleanup milestone	cleanup implementation		UST ID	none
• SHARPster	Kelly Finley		LUST ID	none

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	B3	low	multiple chemical types ✓
Groundwater	C4	medium	risk to off-site people ⊘
Surface water	D4	high	climate change impacts ✓
Sediment	D4	high	plant/animal tissue data ⊘
Soil	A1	low	

Location and land use info	
NE corner of E Fir St & Riverside Dr, Mount Vernon, Skagit County, 98273	
Primary parcel	P25588
Land use	commercial
Responsible unit	NWRO

Sources reviewed
Pacific Environmental Group, Inc, August 13, 1996, Annual Monitoring and Sampling Activities
Pacific Environmental Group, Inc, October 13, 1995, Excavation Backfilling Project Letter
Applied Geotechnology Inc, March 10, 1992, Supplemental Site Assessment
HartCrowser, July 12, 1991, Final Status Report
HartCrowser, September 26, 1989, Preliminary Site Assessment



Primary census tract	Associated census tracts
53057952200	none

Local demographics comments

A zero was applied to all EJ screen parameters because the EJ screen website was not available at the time of ranking. The hazardous substances from this site remained on the census tract where the release occurred.

Source/source area description

This site is approximately 2 acres. Currently, the northern portion of the site is bare soil and undeveloped. The southern portion of the is a paved parking lot and the middle portion of the site is partially paved and used for storage and 3 large propane tanks partially located on the site. The railroad runs along the northern boundary. Riverside Drive runs along the west boundary and E Fir Street rund along the south boundary. The immediate area is mostly commercial with mixed residential and commercial within a larger surrounding area. Contaminants of concern for this site are total petroleum hydrocarbons (TPH), benzene, ethylbenzene, and xylenes. The likely source of contamination is the historical use of the site as a tank farm for Chevron.

Soil comments

In 1989, TPH, benzene, ethyl benzene, and xylenes were found above Model Toxics Control Act (MTCA) screening levels. According to the 1991 Final Status Report provided by Chevron, soil from the former tank farm and tank racks was excavated, stockpiled, and treated on site. In 1995, contaminated stockpiled soil was used as fill according to the October 1995 letter from Pacific Environmental Group Inc. The letter states "soil which did not meet Class 3 end use criteria was backfilled". Soil comments continued in overflow box....

Groundwater comments

Groundwater monitoring occurred until 1996. The final report provided to Department of Ecology showed that one monitoring well still had diesel with 527 ug/l. In 1996, this was below the MTCA A screening level of 1000 ug/l but now the MTCA A screening level is 500 ug/l. All other monitoring wells had no detection of contamination sampled for.



Surface water comments

The closest bodies of water are the Skagit River approximately 1/4 mile west of the site and an unnamed stream approximately 150 ft north of the site which appears to be flowing underground for a large portion of the area near the site.

Sediment comments

The closest bodies of water are the Skagit River approximately 1/4 mile west of the site and an unnamed stream approximately 150 ft north of the site which appears to be flowing underground for a large portion of the area near the site.

Indoor air comments

In 1989, benzene, ethyl benzene, and xylenes were all found in soil above MTCA A screening levels. Currently, there is no building located on site. The location of samples that were above MTCA A screening levels is not known so it is undetermined if off site buildings may be impacted. Further investigation is needed to determine if indoor air is at risk.

Additional factors comments

Contaminants of concern are from multiple chemicals groups including petroleum products and volatile organic compounds. This site is vulnerable to sea level rise during 100 year storms.



Site history

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Historically, this site was operated by Chevron as a bulk fuel storage tank and dispensing facility according to HartCrowser's Preliminary Site Assessment. The site was occupied by a garage, warehouse, seven above ground oil tanks, loading racks, and oil/water separator, and a railroad spur. These were all removed from the site sometime in the late 1970s or early 1980s. In the 1990s, the building leased to Petrolane was removed according to Skagit County aerial maps, and in the early 2000s the southern portion of the parcel was paved for use as a parking lot.

The Preliminary Site Assessment posits the possible materials stored and used on site by Chevron may have included leaded and unleaded gasoline, heating oil, lubricating oils, kerosene, and diesel fuel.

In 1989, contaminated soil was excavated, stockpiled, and treated on site. In 1995, the treated soil was backfilled, however a portion of that soil did meet Class 3 criteria and was backfilled into a visqueen liner on site. Groundwater monitoring was performed until 1996.



Overflow - Site contamination and cleanup history

Soil comments continued:

At the time, the upper limits for qualifying for Class 3 soils was also the cleanup levels required under MTCA Model A for petroleum products, and still are. Therefor, the backfilled soil is above MTCA cleanup levels.

The northern section of the parcel has not been remediated. At the time of remediation, this portion of the site was leased to Petrolane. Chevron's 1991 Final Status Report states there was visible staining in the soil between 4 to 8 feet below ground surface on the excavation wall next to the portion that was leased to Petrolane. No samples were taken. The status of contamination on this portion of the site is currently unknown. Further investigation is necessary to determine full characterization of the site. This portion of the site is currently bare soil according to 2026 Google aerial map.

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799 Chevron Mt Vernon Bulk Plant 20260210

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

02/10/2026



Assessment scores by environmental medium

