



<b>• SHARP first SHARP</b>		<b>v2024.04.29</b>	<b>Ecology Info</b>	
• SHARP rating	Low		ERTS	740281
• SHARP date	09/11/2025		CSID	17410
• EJFlagged?	✓ – No Override		FSID	99998457
• LD confidence level	low		VCP	none
• Cleanup milestone	initial investigation		UST ID	none
• SHARPster	Kim Vik		LUST ID	none

**This section is blank if this is the first SHARP**

SHARP Media	Scores	Confidence	Additional Factors
Indoor air	B4	low	multiple chemical types ☒
Groundwater	C3	low	risk to off-site people ☒
Surface water	D4	low	climate change impacts ☒
Sediment	D4	low	plant/animal tissue data ☒
Soil	C1	low	

<b>Location and land use info</b>	
8108 S 212th St, Kent, King County, 98032	
Primary parcel	1222049091
Land use	industrial
Responsible unit	NWRO

<b>Sources reviewed</b>
Notification Letter. Dermody Properties. July 17, 2025.
Groundwater Monitoring Summary Letter. GeoEngineers. June 10, 2025.
Revised Focused Phase II Subsurface Investigation Report. Atlas Geosciences NW. November 5, 2024.
Revised Supplemental Subsurface Investigation Report. Atlas Geosciences NW. November 5, 2024.
Revised Monitoring Well Installation & Focused GW Assessment. Atlas Geosciences NW. August 14, 2023.



Primary census tract	Associated census tracts
53033029206	none

**Local demographics comments**

Census tract information from the WTN EHD Map. EPA's EJ Screen is not available.

**Source/source area description**

The source of contamination is automotive repair activities including the use and storage of solvents, petroleum products, batteries, and antifreeze. Former underground storage tanks (USTs) on site include one 1,000-gallon waste oil UST. Fueling activities were associated with a 6,000-gallon diesel aboveground storage tank (AST).

**Soil comments**

Benzo(a)pyrene and carcinogenic polycyclic aromatic hydrocarbons (cPAH) toxic equivalency (TEQ) exceeds the cleanup level in a soil sample collected from a boring 3 to 4 feet below ground surface (bgs) nearest the former waste oil UST. Total petroleum hydrocarbons as gasoline (TPH-G) exceeded the cleanup level in one sample collected from a boring beneath the truck repair garage floor (1-2 feet); however, no other soil samples contained TPH-G above the cleanup level.

**Groundwater comments**

One groundwater sample was analyzed for cPAHs with no detections above the Method Reporting Limit; however, this sample was not collected near the soil sample with confirmed cPAH contamination. Groundwater is 1 to 5 feet bgs; the cPAH-contaminated soil sample was collected at 4 feet bgs. Arsenic has been detected in all 10 monitoring wells at concentrations above the cleanup level.

The Site is within the 10 year time travel for the City of Kent's Group A/B wells; however, the contaminated groundwater at the Site is shallow and downgradient, likely not impacting the deep City wells.



**Surface water comments**

no comments

**Sediment comments**

no comments

**Indoor air comments**

TPH-G has been detected in one soil sample collected at 4 feet bgs. This sample is located beneath the truck repair garage. TPH-G does not appear to be widespread, but there is contaminated soil beneath the building.

**Additional factors comments**

no comments



**Site history**

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This Property is also known as "TEC Equipment Kent" (Facility/Site ID 99998475). The Property has an interaction associated with Ecology's Hazardous Waste & Toxics Reduction (HWTR) program for storing hazardous chemicals.

Prior to 1983, the Property was owned by Fleming Intermountain Inc. Olympic Steamship Company owned the Property from 1983 to 2021, when the Property was sold to the current owner, DPIF3 WA Olympic Kent, LLC. International Leasing Corporation (ILC, now MKLB, Inc.) occupied and leased the Property from 1984 to 2024. TEC Equipment Leasing (TEC) subleased the Property from 2022 to 2024 under ILC. TEC has continued to operate and lease the Property under the new owner, DPIF3 WA 10 Olympic Kent, LLC. The Property has been operating as a truck maintenance facility since at least 1984.

The facility was originally constructed in 1978. There was a single 6,000-gallon diesel AST and a fuel dispenser installed by ILC in 1994. The AST system was removed in March 2024. There are two oil-water separators (installed in 1978 and 1994) that are connected to the King County sanitary sewer system.

Recommendation: Add to Contaminated Sites List.



**Overflow - Site contamination and cleanup history**

No overflow



Assessment scores by environmental medium

