



State Environmental Policy Act (SEPA) **Final Staff Evaluation for Environmental Checklist**

File #: SEP21-0010

A. Background

1. **Project name:** Home2 Suites by Hilton
2. **Applicant:** BHGAH 28th STA, LLC
3. **Contact person:** Tom Sisul; Sisul Engineering; 375 Portland Avenue; Glastone, OR 97027; 503-657-0188
4. **Date checklist prepared:** 02/09/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Start 2022, finish 2023/2024
7. **Plans for further activity:** None
8. **Environmental information:** None
9. **Pending applications:** None
10. **Government approvals or permits required:** Building permit (BLD), grading and drainage permit (STE), right-of-way permit (ROW)
11. **Proposal:** Construction of a 5-story hotel with 118 rooms and 124 parking spaces.
12. **Location:** Address: 19340 28th Avenue South; Parcel Number: 042204-9240

B. Environmental Elements

1. **Earth:** Concur with checklist
2. **Air:** Concur with checklist
3. **Water:** Concur with checklist
The project site is located within a wellhead protection area. No prohibited uses are proposed for the site. The project will comply with the performance standards under SMC 15.700.360(D).
4. **Plants:** Concur with checklist
5. **Animals:** Concur with checklist
6. **Energy & Natural Resources:** Concur with checklist
The project site is located within a noise sensitive area due to the close proximity to the Seattle-Tacoma International Airport, the Sound Transit Light Rail System, and 28th Avenue South. The City's Building Division will review the project's building permit to determine if the gravity openings need to be baffled to meet the required 45 decibel day-night average sound level.
7. **Environmental Health:** Concur with checklist
8. **Land and Shoreline Use:** Concur with checklist
Current uses:
Site: Public/private parking
North: Hotel

South: Hotel
East: Hotel, Professional Office
West: Vacant

Current zoning:

Site: CB-C (Community Business in Urban Center)
North: CB-C (Community Business in Urban Center)
South: CB-C (Community Business in Urban Center)
East: CB-C (Community Business in Urban Center)
West: RBX (Regional Business Mix)

- 9. **Housing:** Concur with checklist
- 10. **Aesthetics:** Concur with checklist
- 11. **Light & Glare:** Concur with checklist
- 12. **Recreation:** Concur with checklist
- 13. **Historic & Cultural Preservation:** Concur with checklist
- 14. **Transportation:** Concur with checklist
A traffic impact analysis was submitted on 01/18/2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 02/16/2022.
- 15. **Public Services:** Concur with checklist
- 16. **Utilities:** Concur with checklist

C. Non-project Actions

N/A

D. Conclusion

Based on the analysis, the City of SeaTac, as the lead agency for this proposal, has determined that the proposal will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. The City reserves the right to review any future revisions or alterations to the site or to the proposal in order to determine the environmental significance or non-significance of the project at that point in time.

Prepared by: Dennis Hartwick, *Senior Planner*

Prepared on: 02/16/2022