



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

File #: SEP22-0003

A. Background

1. **Project name:** SeaTac Self Storage (Secure Storage)
2. **Applicant:** Insite Property Group
3. **Contact person:** Casey Kispert; Jackson Main Architecture; 311 1st Avenue South; Seattle, WA 98104; 206-324-4800
4. **Date checklist prepared:** 05/05/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Spring 2024 completion
7. **Plans for further activity:** No expansion is anticipated with the current property
8. **Environmental information:** Phase 1 Environmental Report; SEPA Greenhouse Gas Emissions Worksheet; Geotechnical Report; Arborist Report
9. **Pending applications:** Conditional Use Permit (CUP)
10. **Government approvals or permits required:** Conditional Use Permit (CUP); Grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit; Department of Ecology NPDES Permit; FAA Height Review
11. **Proposal:** The construction of a 4-story self-storage facility with approximately 160,000 square feet on a 1.8-acre site. The building will include a basement and will have a finished height of 65 feet from the lowest elevation to the highest parapet. The site will have 17 parking and loading spaces.
12. **Location:** Southwest corner at the intersection of South 204th Street and 28th Avenue South; Parcel Number: 344500-0140

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.
7. **Environmental Health:** Concur with checklist.
8. **Land and Shoreline Use:** Concur with checklist.
Current uses:

Site: Vacant
North: Professional Office
South: Vacant
East: Vacant
West: Vacant (WSDOT Right-of-way)

Current zoning:

Site: RBX (Regional Business Mix)
North: RBX
South: MHP (Mobile Home Park)
East: CB-C (Community Business in Urban Center)
West: N/A (WSDOT Right-of-way)

- 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 05/05/2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 09/28/2022.
- 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 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: 09/28/2022