



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

File #: SEP22-0008

A. Background

1. **Project name:** International Blvd Site Development
2. **Applicant:** Meghan Howey, BCRA; 2106 Pacific Avenue, Suite 300; Tacoma, WA 98402; (253) 682-8556; mhowey@bcradseign.com
3. **Contact person:** Same as Applicant
4. **Date checklist prepared:** 10/29/2022
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Per A.6. of the checklist, construction was to begin Spring 2023. Presently, land use approval has not been issued, and no construction permits have been applied for, therefore, construction is unlikely to occur in Spring and rather Summer 2023 at the earliest.
7. **Plans for further activity:** None.
8. **Environmental information:** Limited Phase II Subsurface Investigation and Geophysical Survey (prepared 01/22), Geotechnical Engineering Report (prepared 12/21). Both submitted as part of application materials.
9. **Pending applications:** None known.
10. **Government approvals or permits required:** Preliminary site plan review (SPR); lot line adjustment/consolidation (SUB); grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit; WSDOT approval for work on SR 99 (International Blvd).
11. **Proposal:** Three vacant parcels will be consolidated through a lot line adjustment for the proposed development which includes two buildings (2,500 SF & 2,811 SF) defined as “restaurant, fast food”, and one building (8,975 SF) as “retail, general” with 75 surface parking stalls, drive through lanes, landscaping, pedestrian access, utility, and roadway improvements. Site work will include approximately 2800 CY of cut and 2700 CY of fill.
12. **Location:** Address: 20841 International Blvd Parcel Numbers: 0922049041, 0922049351, 0922049352

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 within the Urban Center):

Site: Vacant
North: Professional Office
South: Retail, General
East: Retail, General
West: Distribution Center/Warehouse

Current zoning:

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

9. Housing: Concur with checklist.

10. Aesthetics: Concur with checklist.

The height of the tallest structure is 25 feet above ground level per the Federal Aviation Administration's calculation.

11. Light & Glare: Concur with checklist.

12. Recreation: Concur with checklist.

13. Historic & Cultural Preservation: Concur with checklist.

14. Transportation: Concur with checklist.

75 parking stalls of which 4 are EV (2 +2 ADA) and 6 are ADA. 3 loading spaces also on site.

The project is anticipated to generate 1,699 primary weekday daily trips with 142 occurring in the AM peak-hour and 141 in the PM peak-hour.

A traffic impact analysis was submitted on 10/31/2022, dated October 2022 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrence Certificate on 6/26/2023.

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: Alena Tuttle, *Associate Planner*

Prepared on: 06/28/2023