



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

File #: SEP23-0002 (aka 2302-0002-SEP)

A. Background

1. **Project name:** Cymbaluk Properties, LLC Development
2. **Applicant:** Charles Morgan & Associates, LLC; 7301 Beverly Lane; Everett, WA 98203; (425) 353-2888.
3. **Contact person:** Misty Klinck, Charles Morgan & Associates, LLC, (425) 353-2888; Misty@cmaarch.com
4. **Date checklist prepared:** 02/21/2023
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Per A.5 of the checklist: Construction expected to start in the 3rd quarter of 2024.
7. **Plans for further activity:** Per A.6 of the checklist: Project to be done in 2 phases: Building 1 and Building 2.
8. **Environmental information:** Geotechnical Report (prepared April 2023); Transportation Impact Analysis (prepared June 2023).
9. **Pending applications:** Preliminary Site Plan Review, Lot Line Adjustment, grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit.
10. **Government approvals or permits required:** No known additional permits or approvals.
11. **Proposal:** Mixed use development consisting of two seven-story buildings with approximately 770 apartment units, 8,800 square feet of commercial space, and structured parking for 733 vehicles.
12. **Location:** Address: 20220 International Blvd; Parcel Number: 3445000090

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. Regulations in SMC 15.700.360 apply and will be reviewed as part of the construction permit.
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: Large vehicle rental/sales and repair shop
North: General retail

South: Restaurant/vacant land
East: Elementary school
West: public/private parking
Current zoning:
Site: I (Industrial)
North: CB-C (Community Business in Urban Center)
South: CB-C
East: UL-7,200 (Urban Low Density Residential)
West: CB-C

- 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.

This project is proposing to redevelop an existing retail tractor trailer operation into a new multifamily mid-rise residential property with ground level retail.

The project is anticipated to generate 259 new PM peak-hour trips.

A traffic impact report was submitted on July 5, 2023, dated June 2023 and reviewed by the City prior to the SEPA determination. The City issued a Temporary Concurrency Certificate on October 31, 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 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: Jenn Kester, *Planning Manager*

Prepared on: November 21, 2023