



SEPA ENVIRONMENTAL SUBMITTAL CHECKLIST & SEPA CHECKLIST FORM

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of certain proposals before making permitting decisions.

The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an Environmental Impact Statement (EIS) is required.

An EIS must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

CITY HALL CONTACT

4800 South 188th Street
SeaTac, WA, 98188
Ph: 206.973.4750

PACKET MATERIALS

This packet is divided into two (2) sections. Both sections must be completed and submitted for review. An incomplete packet will not be accepted for review.

FORM A: Environmental (SEPA)
Submittal Checklist Form

FORM B: SEPA Environmental
Checklist

INSTRUCTIONS

This Environmental Checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your observation or project plans, however, you may need to consult with an agency specialist or private consultant for some questions.

If You Don't Know the Answer

You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

Staged Development

The Checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal, or its environmental effects. The City may ask you to explain your answers or provide additional information related to determining if there may be significant adverse impact.

APPLICATION FEE

The application fee is paid at the time of submitting a complete application. This fee is in addition to any other permit related fees.

Find fee schedule at:

<https://www.seatacwa.gov/how-do-i/view/fee-schedule>

'SIMPLE' LAND USE & SEPA REVIEW PROCESS

Pre Application Meeting

An applicant shall have a Pre-Application Meeting with the City before an application is accepted.

Determination of Completeness (DOC)

Upon the City's acceptance of a permit application, you will receive a "Determination of Completeness" (DOC) within 28 days of the submittal of your application stating whether your permit application is complete, not complete or if additional information is required. Note, this process only pertains to permits that require a comment period.

Notice of Application (NOA)

A "Notice of Application" (NOA) will be published and sent to adjacent property owners within 300ft -1,000 ft of the subject property. The NOA will be issued within 14 days after a DOC is issued. There is a 14 day comment period for a NOA. Note, this process only pertains to permits that require a comment period.

Notice Board Posting:

At this time, you will be required to post a "Notice Board" on the property detailing the proposed land use action. An example of the sign and further instructions will be provided to you as part of your NOA Letter.

SEPA Determination Issued

A SEPA determination will be issued shortly after the NOA comment period ends. Notification of the SEPA determination will be in the same manner as a NOA.

14 day comment period & 10 Day Appeal Period Follows

The determination will be published, posted and sent to all parties of record within 300ft-1,000ft of the subject property and to all "Parties of Record". People will have 14 days to make comment, followed by a 10 day appeal period. If no appeals are recieved, the process is complete.

Removal of Notice Board

The "Notice Board" shall be removed within 30 calendar days of the publication of the SEPA Determination.

FORM A: ENVIRONMENTAL (SEPA) SUBMITTAL CHECKLIST

Staff Use Only:

SEP #:

Project Name:

1. A submittal will NOT be accepted for intake if the project has not had the required Pre-Application meeting. To schedule the required meeting, you must complete the required Pre-Application meeting request found here: <https://www.seatacwa.gov/government/city-departments/community-and-economic-development/permits-land-use-applications> and submit it to the Permit Center.
2. The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.
3. A Determination of Completeness (DOC) will be made within twenty-eight (28) days of the application submittal stating whether the application is complete or if additional information is required.

PLAN SUBMITTAL		Applicant	Staff
1	Master Land Use Application form, completed.	X	
2	Completed Environmental Checklist: Original copy.	X	
3	Additional items as identified in a pre-application meeting, if applicable.		
4	Required fee(s) paid.		
5	Electronic: A thumbdrive with electronic copies of all documents, OR Paper: Original, plus four (4) copies of all documents. Plan set 24"x36".		
6	A dimension Site Plan, drawn to scale (1 in. = 20, 30, 40 ft.) showing the following: <ol style="list-style-type: none"> a) Dimension and shape of lot with adjacent street names b) A legal description of the subject property c) Location and dimensions of existing and proposed buildings (engineering scale only) including the building height of proposed buildings d) Adjacent street improvements, ingress and egress 	X	

	<p>e) Required landscaping areas. A detailed landscape plan is not required, however, the site plan must show the dimensioned 'block' areas of landscape to demonstrate the code required landscaping can be accommodated on site</p> <p>f) Existing water courses, wetlands, utility lines, structures, rockeries or other relevant manmade or natural features, ordinary high water mark</p> <p>g) The gross floor area of buildings</p> <p>h) Parking calculations and location, dimension and number of parking spaces</p> <p>i) Existing and finished grades at 5' contours</p> <p>j) Location and dimensions of all easements referenced in the title report with the recording number and type of easement (e.g. access, sewer, etc.)</p> <p>k) Proposed storm drainage, sidewalks, conceptual grading and drainage plan</p> <p>l) The location of any recreation/open space with dimensions</p> <p>m) Proposed public dedication/open space (if any)</p>		
7	<p>Building facades drawn at 1/4", 1/8" = 1' or comparable scale showing:</p> <ul style="list-style-type: none"> • Elevations • Building height • Entrances 	X	
8	Drawing and/or text describing the scale, bulk and architectural character of the proposed structure	X	
9	A text describing conditions or features which cannot be adequately displayed on maps or drawings	X	
10	A description of plans for covenants, uses and continuous maintenance provisions for the project		
11	Proposed phasing identified	X	
12	Vehicular and pedestrian circulation and any special engineering features and traffic regulating devices needed to facilitate or insure the safety of this circulation pattern.	X	

FORM B: SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the [Supplemental Sheet for Nonproject Actions \(Part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Rainier Landing - Phase I & II

2. Name of applicant:

Cymbaluk Properties, LLC

3. Address and phone number of applicant and contact person:

4103 100th Street SE Everett WA 98208

(425) 488-5400

Lobsang Dargey

4. Date checklist prepared:

05/27/2025

5. Agency requesting checklist:

City of SeaTac

6. Proposed timing or schedule (including phasing, if applicable):

Phase I is under construction; Phase II Construction to begin Q2, 2026

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The proposed project includes two major phases, Phase I - Multifamily structure is under construction; Phase II - Mixed Use structure development is anticipated Q2, 2026. No other additions and/or expansions are anticipated.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Survey, Traffic study, Geotechnical report, Enviromental report, previous SEPA application

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

Site Plan Review, Clearing and Grading Permits, Engineering Permit and Building Permit(s)

- 11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Mixed Use development included 2 structures with multifamily, hotel, parking garages. Site area is 262,587 SF. Phase I Structure area is 428,992 SF and Phase II Structure area is 420,958 SF. Proposed structures are 7 stories. Phase I parking provided is 334 stalls; Phase II parking provided is 298 stalls.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

20220 International Blvd., SeaTac; Cross road is S 204th Street

LOT LEGAL DISCRPTION:

PORTION OF LOTS 10 AND 15, HOMESTEAD PARK 5-ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, LYING EAST OF STATE ROAD NO. 1, AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 2014205;

EXCEPT THE EAST 15 FEET OF SAID LOTS 10 AND 15 AND THE SOUTH 15 FEET OF LOT 15 CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 5086651; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SEATAC PURSUANT TO THE DEED RECORDED UNDER RECORDING NUMBER 20040914000379

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

Site includes one large previously developed parcel. Phase I is under construction. Site is sloped from the NE down approximately 30' to the SW corner. Site is boarded on the west, south, and east by ROW.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

Gentle slope

b. What is the steepest slope on the site (approximate percent slope)?

Approximately 26% slope at the south end

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils are mostly glacial till and some areas of fill

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unknown

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Fill is not anticipated. Excavation will be needed for daylight parking structure foundations.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Temporary erosion control measures will be in place during construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 70% of project site will be impervious area.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Temporary erosion control measures will be in place during construction. Landscape and hardscape installations will ensure the final development will not incur erosion,

2. Air [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Ordinary exhaust emissions are anticipated during construction and by the completed project including vehicle and kitchen exhaust.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None Known

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Project design will meet code compliance for HVAC equipment.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No water bodies have been noted or identified on site. Angel Lake is approximately 1/2 mile to the NE.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No work is planned to occur within 200 feet of a known water body

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

The proposal does not include surface water withdrawal or diversion.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal does not lie within a 100-year flood plain

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposal does not include discharge to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn and no water will be discharged to groundwater

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposal does not include waste material to be discharged into the ground.

c. Water Runoff (including stormwater):

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water collection will be managed per City of SeaTac standards

- b) Could waste materials enter ground or surface waters? If so, generally describe.

Construction waste materials will be managed to ensure protection of ground--no surface waters present.

- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal does not impact existing drainage patterns on or around the site.

- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

A grading and drainage design plan will be included with the project proposal to ensure proper control measures are in place during construction and for the life of the project. Permanently installed landscaping will be included for long term drainage control.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

The proposal includes removal of existing shrubs and trees on site. Existing street trees will remain

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered species are found on site

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

The proposal will include new trees, shrubs and ground covers with the use of native and drought tolerant species.

e. List all noxious weeds and invasive species known to be on or near the site.

Noxious and invasive species are not known to be on site

5. Animals [Find help answering animal questions](#)

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. Animals and birds have not been observed to be on site

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened and endangered species known to be on or near the site.

There are no known endangered or threatened species on site

c. Is the site part of a migration route? If so, explain.

The site is not known to be part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any.

The proposal includes landscaped open spaces that may attract wildlife.

e. List any invasive animal species known to be on or near the site.

No known invasive animal species have been observed to be on site.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- 1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**
[The completed project will use electric power for multifamily units lighting, heating and cooking. Hotel will use natural gas as well.](#)
- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
[Proposed Phase I structure shadow may impact solar exposure to properties North of the project. Proposed Phase II structures do not obstruct solar exposure on adjacent properties.](#)
- 3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**
[The proposal will have energy efficient enclosure design and efficient appliances and lighting.](#)

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**
[There are only minimal risk hazards associated with homes and vehicles, no specific chemicals or fire risk out of the ordinary are anticipated.](#)
- 1. Describe any known or possible contamination at the site from present or past uses.**
[Petroleum, PCE, and TCE contamination has been identified and is being remediated under EPA/State ID #WAD046693305, no other contaminants identified.](#)
- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**
[No known existing hazardous conditions exist on site.](#)
- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**
[Standard chemicals or substances used during construction will be temporarily on site. Toxic or hazardous materials are not anticipated to be stored as part of the finished project.](#)
- 4. Describe special emergency services that might be required.**
[No special emergency services are known to be required. OSHA and local governing compliance will be maintained](#)
- 5. Proposed measures to reduce or control environmental health hazards, if any.**
[During construction any potentially hazardous materials will properly handled and secured.](#)

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic noise is present on the site
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?
There will be construction noise during the construction phase and then there will be vehicular traffic noise for the completed project
3. Proposed measures to reduce or control noise impacts, if any.
Construction will follow local noise ordinances

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Site is currently under construction. It is surrounded on three side by ROW. The property to north is commercial/retail use. ROW improvements are anticipated.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
The project site has not been used for agriculture, farming, or forestry.
 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?
No working farms similar land use is near the project site
- c. Describe any structures on the site.
Former commercial structure and garage; current construction of a multifamily structure with a completion height of 7 stories
- d. Will any structures be demolished? If so, what?
Former commercial structures to be removed for Phase II development
- e. What is the current zoning classification of the site?
The current zoning is Community Business Urban Center with Angel Lake Station overlay
- f. What is the current comprehensive plan designation of the site?
Commercial

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site is designated critical area

i. Approximately how many people would reside or work in the completed project?

The proposal is for a total of 495 residential units that could house 1 - 3 people dependent upon unit size. The hotel may employ 30 people (+/-) and 300 provided hotel guest rooms could be occupied by an estimated 450 people

j. Approximately how many people would the completed project displace?

The proposal would not displace any residents.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal will include the SeaTac design review and construction permit approval process

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

The proposal will not impact agriculture or forest lands.

9. Housing [Find help answering housing questions](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposal includes 495 residential units and 300 hotel guest rooms.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No residential units will be removed

c. Proposed measures to reduce or control housing impacts, if any.

Project will not create any housing impact but will add housing units

10. Aesthetics [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Approximately 75' for the main structure height and up to 80' for elevator overruns. Exterior cladding will include metal and fiber cement siding and exposed concrete

- b. **What views in the immediate vicinity would be altered or obstructed?**

There are no nearby views that would be obstructed or altered. The project design frames a distant view of Mt. Rainier to the south.

- c. **Proposed measures to reduce or control aesthetic impacts, if any.**

High quality and durable finishes, non-reflective glazing, and landscape greenery are proposed for the development.

11. Light and Glare [Find help answering light and glare questions](#)

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The proposal includes residential and hotel level lighting which is largely interior to the structures and exterior lighting for safety, typically visible at night.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Lighting will not be a safety hazard or interfere with views

- c. **What existing off-site sources of light or glare may affect your proposal?**

Adjacent ROW street lights may affect the project site

- d. **Proposed measures to reduce or control light and glare impacts, if any.**

Lighting on site will be shielded from neighboring properties

12. Recreation [Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

The property across from 30th Ave. S includes a school play area.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

The proposal will not displace any recreational uses

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.**

Outdoor landscaped plaza areas are provided in the proposed development

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
[There are no known buildings or sites over 45 years old that may be eligible for preservation registers.](#)
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
[None known](#)
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
[Not applicable](#)
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
[Not applicable](#)

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
[The development is bound by International Blvd., S 204th St., and 30th Ave S.
Project access will be from all three streets.](#)
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
[The project site is served by Metro bus routes and the Link Lightrail to the West.](#)
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
[Utilities work and street pavement overlays are anticipated](#)
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
[The project site is near the Link Lightrail station to the West. SeaTac Airport is a couple of miles to the Northwest](#)
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
[Traffic analysis is to be provided in a separate report, as part of Site Plan Review](#)

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not anticipated

- g. Proposed measures to reduce or control transportation impacts, if any.

All parking for the project is located on site and vehicular access is designed to function well within existing ROW and traffic patterns. Hotel will provide shuttle service to the airport

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal includes housing and hotel uses which can increase the need for public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Access for public services is incorporated in the design of the project, The structure is to be fire sprinklered and includes trash collection and pick up.

16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Power to be provided by PSE, Trash services by Recology, water from Highline Water District, and sewer Midway Sewer District. ROW installations are anticipated that will require trenching and overlay repairs.

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X Marshall Cymbaluk

Type name of signee: Marshall Cymbaluk

Position and agency/organization: Click or tap here to enter text. Owner

Date submitted: Click or tap to enter a date. 5.30.2025

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

- Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.