



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

File #: SEP21-0008

#### A. Background

1. **Project name:** Summit Service Station
2. **Applicant:** JP Athwal; Fedy LLC;
3. **Contact person:** Brad Kaul; Kaul Design Architecture; 1733 Ferndale Ave SE; Renton, Washington 98058; 206-200-0015
4. **Date checklist prepared:** 04/07/2021
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** As soon as possible
7. **Plans for further activity:** None
8. **Environmental information:** Geotechnical Report (conducted by South Sound Geotechnical Consulting in January 2021)
9. **Pending applications:** SPR21-0004, VAR22-0003
10. **Government approvals or permits required:** Site Plan Review (SPR); Administrative Variance (VAR); grading and drainage (STE) permit; right-of-way (ROW) permit; building (BLD) permit
11. **Proposal:** Conversion of existing tire shop into convenience store and gas station on 0.33 acre parcel zoned CB-C, including 830 square foot addition to existing 1,165 square foot structure and installation of two underground storage tanks totaling 47,000 gallons of fuel capacity, and four pumping stations with canopy, and other site improvements.
12. **Location:** Address: 19059 International Boulevard; Parcel Numbers: 332304-9101

#### B. Environmental Elements

1. **Earth:** The site is mostly flat with a downward slope along the west and northwest portions of the property. The property to the west is approximately 10 feet below the subject property, with a retaining wall between the two properties.
2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
4. **Plants:** Concur with checklist.  
Required landscaping includes building façade, side/rear yard and parking lot landscaping.
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: Former Tire Shop Structure  
North: Retail Commercial  
South: Parking and Offices  
East: Hotel  
West: Hotel

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: CB-C (Community Business in Urban Center)

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:** The project site proposes nine parking stalls. The project is anticipated to generate 108 net new vehicle trips. A traffic impact report was prepared on January 15, 2021, and reviewed by City Staff and a third-party reviewer prior to the SEPA determination. The City issued a Temporary Concurrency Certificate on 01/17/2023.
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's probable significant adverse impacts on the environment can be mitigated through corresponding conditions, 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:** 02/08/2023