



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

File #: 2504-3006

A. Background

1. **Project name:** Angle Lake Park Waterfront Improvements
2. **Applicant:** Clynn Wilkinson, City of SeaTac; 4800 S 188th St; SeaTac, WA 98188; (206) 973-4755; cwilkinson@seatacwa.gov
3. **Contact person:** Scott Maharry, Farallon Consulting, LLC dba Grette Associates; 2709 Jahn Ave NW, Suite H5; Gig Harbor, WA 98335; (253) 442-6943; smaharry@farallonconsulting.com
4. **Date checklist prepared:** 4/4/2025, revised 4/13/2025, revised 8/27/2026
5. **Agency requesting checklist:** City of SeaTac
6. **Proposed timing or schedule:** Per Section A.6 of the checklist, the proposed project schedule is January 2027 through May 2027, with all construction activities completed and the Park open to guests prior to Memorial Day weekend. However, a land use decision has not yet been issued. After the Hearing Examiner public hearing (date to be determined) and subsequent recommendation, the project must be transmitted to the Department of Ecology for final review and decision due to the shoreline conditional use permit component. Additionally, construction permit(s) have not yet been applied for or issued. Accordingly, the proposed schedule is contingent upon completion of the required review, approval, and permitting processes before construction related activities can begin.
7. **Plans for further activity:** None.
8. **Environmental information:** In addition to Section A.8 of the checklist, the following information has been prepared and transmitted to the City of SeaTac. Cultural Resources Assessment (prepared by Cultural Resource Consultants, 4/3/2026), and Angle Lake Bathymetric Measurements (prepared by Delphis, 6/10/2022).
9. **Pending applications:** None known.
10. **Government approvals or permits required:** In addition to Section A.10 of the checklist, Shoreline Conditional Use Permit, Grading and Drainage (STE) permit (if applicable); Class E Haul (ROW) permit (if applicable); Building (BLD) permit.
11. **Proposal:** The proposed project consists of conducting work below and above the Ordinary High Water (OHW) line for the purpose of replacing select portions of the existing waterfront park facility and installing new components at Angle Lake Park in the City of SeaTac, WA. The replacement and new structures will be designed to make the facility more accessible and improve public safety for swimmers. The City of SeaTac is proposing to replace the existing floating dock, connecting pier, gangways, and boat launch and to install a new ADA-accessible kayak access float, swim ramp and access swim stairs, and replenish scoured beach material in the nearshore
12. **Location:** Address: 19408 International Blvd, SeaTac, WA 98198 Parcel Number: 0422049002

B. Environmental Elements

1. **Earth:** Concur with checklist.

2. **Air:** Concur with checklist.
3. **Water:** Concur with checklist.
Clarification pertaining to Section 3.a.1; there are four wetlands (A, B, C, D) present within 300 feet of the project site, as identified on page 7 of the Critical Areas Report, however, wetland C and D are offsite and on private property.
4. **Plants:** Concur with checklist.
Pertaining to Section 4.d, the removal of Himalayan blackberry within Wetland areas will be replaced with native tree(s) and vegetation as described within the Critical Areas Report.
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: Park
North: Professional Office
South: Professional Office
East: Angle Lake
West: Hotel/Motel & Professional Office

Current zoning:

Site: P (Park)
North: CB-C (Community Business In Urban Center)
South: UVH (Urban Village High)
East: Angle Lake
West: CB-C (Community Business In Urban Center)

Current Comprehensive Plan designation of the site: Park (P)

Site is within the Urban Center and Angle Lake Station Overlay District.

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.
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, *Senior Planner*

Prepared on: 10/13/2026