



Department of Community & Economic Development

11/29/2022

Ellie Daneshnia  
Executive Director  
17810 8th Avenue South, Bldg. A  
Burien, WA 98148  
Email: [ellie.daneshnia@highlineschools.org](mailto:ellie.daneshnia@highlineschools.org); Phone: 253-631-7500  
RE: Notice of SEPA Consultation; Tyee High School Replacement

Ms. Daneshnia,

On behalf of the City of SeaTac this letter serves as official written comment pertaining to the Tyee High School Replacement proposal.

The City of SeaTac received an application submittal for a Major Conditional Use permit pertaining to the proposal on October 31<sup>st</sup>, 2022; the application was determined complete on November 22, 2022. The Notice of Application is set to be issued on December 6<sup>th</sup>, 2022, with a 14 day comment period. City staff have not yet completed the first review of the application.

Existing environmental documents were identified within the SEPA checklist, however, as part of the submittal package for the Major Conditional Use permit, city staff only were provided the Preliminary Geotechnical Engineering Report and Traffic Impact Analysis, therefore, staff is unable to verify the validity of checklist statements and the impact these documents may have on the project. Due to this, the city is requesting copies of the following documents:

- Arsenic and Lead Soil Sampling Report, dated July 29, 2020;
- Preliminary Hazardous Materials Summary Report, dated July 31, 2020;
- Environmental Noise Study, dated February 3, 2022;
- Field Lighting Calculations, dated October 2022;
- Preliminary Electrical Site Plan.

In addition, please provide the Highline Public Schools SEPA Policy No. 9280.

The City asks that Highline School District refrain from issuing a SEPA threshold determination until the following occurs, as the project design may change through the city review process:

1. Notice of Application public comment period is complete;
2. First review of the Major CUP is complete, and corrections letter is sent to the applicant;
3. Major CUP is substantially in compliance with city code and standards.

Thank you for taking these comments into consideration.

Sincerely,

Jenn Kester, *Planning Manager / SEPA Responsible Official*